

27.6
Acres

Richland County Absolute Auction

SATURDAY, NOVEMBER 11TH | 10 AM
REAL ESTATE SELLS AT 12 PM



5 Outbuildings

Brick Ranch Home

2-3 Bedrooms | 1 Bathroom



AUCTION SERVICES

Andy White, Auctioneer

419-651-2152



Real Estate Services

Tiffany Meyer

419-651-7535

833-SOLD-RES / RES.BID



November
11th

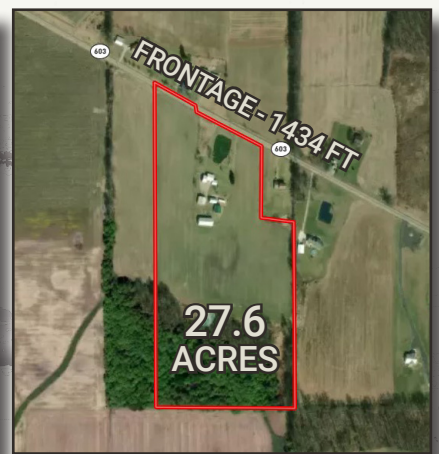
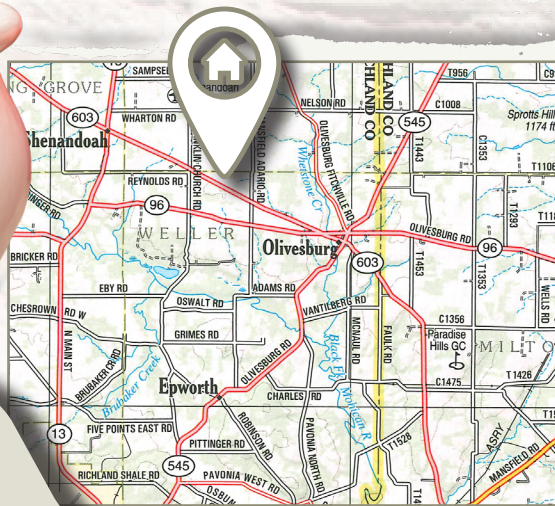
Richland Absolute

Personal Property



Selling to the highest bidder is a 27.6 acre picturesque haven where comfort meets potential.

Embrace the opportunity to turn this promising space into the embodiment of your vision of a farm setting yourself. Picture yourself unwinding here, gazing out at the calming waters



Auction
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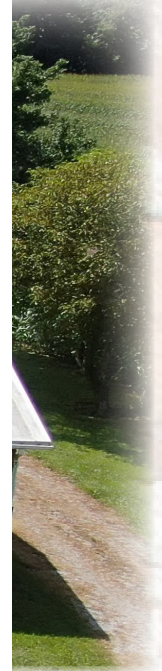


833-SOLD-RES | RES.BID | Bid@RESAuction

and County Auction

Property sells at 10 AM | Real Estate sells at 12 PM

The home features 2 bedrooms, 1 full bath and 1st floor laundry. Wide hallway and doors enhance accessibility, while the floored loft offers additional living space. The living room boasts serene pond views. The kitchen dining combo is perfect for gatherings and a spacious mudroom adds convenience. Additional amenities include an attached 1 car garage, standing seam roof, and propane heat. The home is ready for your personal cosmetic touch and has many memories to be made here.



sque



Featured Outbuildings

- 40x40 Workshop; concrete floor, overhead door & rolling crane
- 40x80 Pole Barn; perfect for equipment storage
- 32x40 Pole Building; concrete floors and overhead door
- 2-story historic cement block building - once Herb's workshop

ision. Plenty of frontage to have the option to split into lots or enjoy the whole
ers after a long day.

uction will be held on
ocation at 1280 E State
oute 603, Greenwich.
located south of State
oute State Route 13
nd north of State
oute 96. Watch for

RES signs.



uctions.com | 375 Fry Road | Wooster, OH



November
11th

Richland County Absolute Auction

Equipment, Tools & Personal Property | Sells at 10 AM

Equipment: Kobelco Mark 4 SK150LC Excavator, quick attach bucket, 9,076 hours; John Deere 450C Crawler Dozer, 6-way blade, draw bar, 6,250 hours, Serial Number: 248982T; John Deere 310D Backhoe, 2WD, Turbo, Extend-a-hoe, good rear tires, 7,277 Hours, Serial Number: T0310DB799544; Case 1840 Skid Loader, OROPS, customized handles, wheeled, 60" bucket, 6,414 hours; Craftsman Lawn Mower, 18HP, 42" deck; 2006 Toyota Camery LE Sedan, 4 door, cloth interior, power windows, VVT-1 engine; Chevrolet 1-Ton Dually Flatbed Pickup Truck, custom deluxe, 4WD, 4-speed manual transmission, project truck, does not run; Wheel Horse A-90 Lawn Mower, 36" deck; International Cub Tractor, Belly Mower; Homemade Wood Splitter; 6' 3pt Disc; Like New 2 Post Automotive Lift; Homemade Dual Tire Dump Truck Cart; 16' Flatbed Bumper Pull Equipment Trailer with Ramps; 48" WB Bucket



Tools: Craftsman 180AMP Arch Welder; Honda 3000 PSI Pressure Valve; Drill Press; Dryall Lathe w/ chuck and 8' bed; DeWalt Chop Saw; 12" Craftsman Bam Saw; Metal Ban Saw; 4" Jointer/Table Saw Combo; Belt & Disc Sander; Large Bench Grinder; Black & Decker Super Service Valve Refacer; Electric Powered Mortar Mixer; 6,000 Watt Generator; Champion 22V Air Compressor; Comealong; Large Hydraulic Shop Press; Overhead Fuel Tanks; Transfer Fuel Tank; Large Assortment of Machine Tooling & Misc; Tap & Die Set; Acetylene Torches; Big 4 Tire Changer; Creepers; Extension Cords; Battery Charger; Sears 1HP Air Compressor; Portable Air Tank; Assorted Garden Tools: Shovels, Rakes, Post Hole Diggers; Garden Hoses; Assorted Plumbing Supplies; 2 Wheel Dolly; Step Ladders; Extension Ladders; Ladder Jacks; C-Clamps; Jack Stands; Assorted Automotive Parts; Hydraulic Cylinders; Oil & Shop Fluids; Gear Pullers; Large Wrenches; Large Assortment of Hand & Power Tools; Pulleys; Assorted Scrap Metal; 12' Piece of Railroad Iron; Hardware-Nuts, Bolts, Screws, Etc; Copper & Brass fittings; Large Bolt Cutters; Waterline; T-Posts; Rolling Shop Shelf; 7.5' Snow Plow;

Personal Property: Maytag Washing Machine; Large Kenmore Chest Freezer; Crosley Refrigerator; Assorted Small Kitchen Appliances; Appliance Cart; Pots & Pans; Dishes; Oak Entertainment Cabinet; Kitchen Table & Chairs; Record Albany; Book Shelves; Plant Stands; Record Player; Recliners; VHS Tapes; Binoculars; Towels, Linens, Bedding; 2 over 5 Chest of ?; Lamps; Twin, Queen, and Full Size Beds; Blanket Chest; Piano Rolly; Flatscreen TV; Christmas Tree; Oil Lamps; Shop Vac; Leg Hole Traps; Bicycles; Newer Fisher Woodstove; Diamond Plate Toolbox; Cast Iron Dinner Bell;

Firearms: Mossberg 14GBA .22 Bolt Action Rifle; Eastfield 916 12Ga Pump Action Shotgun; Remington 870 Express 20Ga Pump Action Shotgun;

Farm: Chicken Waterers; Wheel Barrel; Woven Wire Fence; Lots of Farm Misc; Bobcat Live Trap;

Real Estate Taxes/Legal: Richland County Parcel Numbers: 0512017412003 & 0512017412002. Crestview Local School District & Well Township. Annual taxes: \$1,494.70 and will be prorated to the day of closing.



Andy White, Auctioneer
419-651-2152
Seth Andrews, Broker



Tiffany Meyer
419-651-7535

Real Estate Terms: The successful purchaser will be required to make a nonrefundable down payment of 10% at the conclusion of the auction with the balance due at closing within 45 days. A 10% buyer's premium will be added to the final bid to determine the purchase price. All desired inspections need to be completed prior to bidding. Lic # 2022000271

**Auction by the order of the late Herb and Helen Swind.
Nancy Schneider, POA**