



Open House:
 The home and buildings will be open for inspection on
Thursday, November 9th 5PM-6:30PM.
PRIVATE SHOWINGS
 are available through Andy White 419-651-2152.

Feel free to pick up a flyer in the info box on the property and walk the property at your leisure.

Tools – Shop Supplies – Misc: Large assortment of hand tools including Snap-On and other brand names; assorted power tools; rolling tool boxes; 3400 psi pressure washer; Bad Boy 80 gallon 7hp air compressor; air hose; Red Arrow shop press; sand blasting cabinets; bench grinders; bench top drill press; (2) large older drill presses; arbor press; large vise; acetylene torches; welding supplies; all sorts of welding rod; engine hoists; engine stands; rolling shop Hoist; floor jacks; bottle jacks; railroad jacks; port a powers; Dewalt chop saw; extension ladders; step ladders; ladder jack plank; HD metal stands; assorted angle iron, pipe, stock metal, and all thread; rebar; a truckload of nuts, bolts, screws, and fasteners; parts indexes; extensive assortment of shop supplies; several work benches; electrical misc.; plastic water and gas line; assorted dimensional lumber; good variety of garden tools: shovels, rakes, hoes, etc.; grease guns; all sorts of oils and greases; chains; binders; clevises; and much more than we could ever list.

Livestock Supplies: assorted gates; 36" woven wire fence; T-posts; assorted livestock supplies; and more.

Collectables – Household – Appliances: Assorted local advertising items; some good primitive collectables; buck saws; watch fobs; vintage equipment magazine collections; Antique Caterpillar and Minneapolis Moline Gold Rush magazines; large assorted of books and manuals; vhs tapes; vintage accordion; slide projector; sewing supplies; thread and yarn; huge assortment of fabric scraps; old purses; oriental fans; kids toys; several hats; fans; old Kirby sweeper; Christmas and Holiday décor; large assortment of household misc.; lots of baskets; crocks and jugs; oil lamps; Archway cookie jar; assorted glassware; Roseville; milk glass; cut glass; painted dishes; pots and pans; dishes; flatware; Pyrex; Tupperware; kitchen supplies; canning jars; boxes of new glass honey jars; bee and honey making displays, literature, and supplies; small kitchen appliances; Anvil Mixer; portable dish washer; Kenmore front load washer and propane dryer; flatscreen tv; and much more to be discovered.

Furniture: Empire chest of drawers; several dressers; antique 3-piece bedroom set; cedar chest; trunks; bookcases; secretary; magazine and end tables; couch and chairs; rocking chairs; dining room table and chairs; antique drop leaf table; knee hole desk; victrola; rug loom; quilting frame; Hobnail lamps; filing cabinets; and much more.

Auction Note: This property has been in the family for multiple generations and Merle's collection from running his repair shop, Amsoil, and honey business makes this one of the largest personal property auctions we have had in quite some time. Items range from good to scrap iron with everything in between. We will sell with 3 crews in the morning, one on household, one on tools, one on scrap iron and misc. Real Estate sells at noon. Pictures and additional information are available at **WWW.RES.BID**. *We hope to see you on Black Friday.*

TAXES – LEGAL: Ashland County parcels J31-007-0-0001-09, J31-007-0-0001-01, & J31-008-0-0003-00, Orange Township, Mapleton Local Schools. Current annual taxes are \$1,945.84 based on CAUV and will be prorated to the day of closing. All mineral rights will transfer to the new owner subject to leases of record. There is an existing oil well on the property that is currently being plugged.

Terms: The successful purchaser(s) 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. Additional details can be found at **WWW.RES.BID**.



Auction by order of The Merle Griffith Trust and the Merle Griffith Estate
 Janet Karper, Trustee/Executrix – Clint Leibolt, Attorney – Ashland Probate # 20231210
Andy White 419-651-2152 – Joseph Mast – Drew Turner – Mary Hartley
Brock Rader – Jake White – Adam Welch – Seth Andrews, Broker



LIC # 2022000271

65.7 ACRES Griffith Absolute FARM & PERSONAL PROPERTY Auction



Friday, November 24th
PROPERTY 10AM -- REAL ESTATE 12 NOON


ASHLAND COUNTY

 **Home & Buildings**

 **Tillable**

 **Wooded**

 **Tools & Equipment**

 The auction will be held on location at 1003 County Road 620, Ashland. From Ashland take State Route 511 north to left on County Road 620, or from US Route 250 at Savannah take Robinson Street (Co. Rd. 620) east to location. **WATCH FOR RES SIGNS.**



 **LIVE ONLY**



Open House | **THURSDAY NOVEMBER 9TH 5 - 6:30PM**



WWW.RES.BID
833.765.3737

FRIDAY,
NOVEMBER 24TH

Griffith Absolute FARM & PERSONAL PROPERTY Auction

**Open
House**

**THURSDAY
NOVEMBER 9TH
5 - 6:30PM**

Real Estate: Selling to the highest bidder is 65.7 acres of diversity with a two-story home and outbuildings. The home offers great character with great woodwork, large rooms, and an ideal country feel. On the main floor you find an oak kitchen, dining room, family room, living room, a full bath with handicap accessible shower, and a large, enclosed porch with laundry hook up. The second story houses 3 large bedrooms, a full bath, and a small kitchenette. The kitchenette could be remodeled to make an additional bedroom or expansion of the current bath. A few of the updates and amenities to the home include a new shingle roof, on demand water heater, replacement windows, propane heat, and newer water softener system. Overall, the structure of the home is solid with the ability to add your modern touches while preserving this great country charm.

Outside, you will find a 70'x90' metal shop building offering concrete floors, water, and electricity. This building has two heated rooms, one with a half bath, and 24' hanger-style doors on each end. Used as a shop or equipment storage, this building will suit. There is also a 30'x60' 3-sided pole building with lean-to addition perfect for livestock or horses. The buildings, setting, and acreage make this a perfect gentlemen's farm.

The land features 65.7+/- acres with a mixture of tillable land, woods, and the best natural deer habitat I have seen in quite some time. Currently, there are approximately 25 acres of open rolling tillable land with the ability to add more. Several acres that were once pasture have had deer and mother nature take over, however could be converted back to farm use. The balance of the farm is wooded with great character. Spend a little time walking this farm to discover why these natural funnels and wildlife habitat create the ultimate hunting and recreational paradise. This farm offers a great deal of upside potential and as good of investment opportunity as we will see this fall. The farm will be sold in its entirety to the highest bidder with no reserves.



Tractors - Equipment - Dozers - Parts: 1947 Oliver 70, 6 cyl rebuilt Continental still in crate, brand new tires, ready for restoration completion; '65 Minneapolis Moline Jet Star 3 propane tractor, wide front, runs, partial restoration; Farmall H (not running); Ariens GT18 compact tractor; 3pt rototiller; Allis Chalmers pull type combine; 3 pt single ripper; 12v 25gal hand sprayer; pull type broadcaster; garden cart; orchard sprayer; Troy Bilt Horse rototiller; Heavy Duty pull type wood splitter with Tecumseh engine; Kubota zero turn mower, needs work; Pargo electric golf cart(needs batteries); tractor weights; **John Deere 750 bull dozer**, runs but one track not moving and blade wont lift; 1940's Caterpillar D dozer with manual angle blade, runs and operates; Caterpillar D2 dozer in parts; Duetz 2cyl diesel engine; Bamford's direct injection diesel engine; Leroy air compressor in pieces; **Enormous assortment of tractor and equipment engine parts and misc.:** NOS Detroit injectors; old radiators; **Large amount of scrap metal;** and much more.



LIVE ONLY



SCAN TO LEARN MORE

THE AUCTION WILL BE HELD ON LOCATION AT
📍 **1003 County Road 620, Ashland.**

65.7
ACRES

