

GRIM REAL ESTATE & PERSONAL PROPERTY

WED. JUNE 8TH | PERSONAL PROPERTY 4PM | REAL ESTATE 5:30PM

ABSOLUTE AUCTION

939 TWP RD 1104, ASHLAND, OH 44805



3 BR Home • Outbuilding • 1.5 Ac. Building Lot

Open House: Tues. May 24, 5-6pm or call Mary Hartley, HER Realtors 419-651-3586 for a private showing.



PARCEL 2

Directions: Held on site at 939 Twp Rd 1104, Ashland, OH. From Ashland, take SR 511 North, turn right on Twp Rd 1104. Watch for RES signs.

Real Estate: A great opportunity to purchase a home and buildings and building lot with a great location in Ashland County.

Parcel 1: If you've been looking for a place to call home with the option of creating a business, having an awesome shop to work on your items, small 4H farm, having a few chickens, or all of the above, here it is! In a great location! The home was built in 1991, the first floor has a large living room with a fireplace and cathedral ceilings that open into the second floor, eat in kitchen, bedroom, full bathroom and nice laundry room right off of the attached 2 car garage. The second floor is open with an area that would be perfect for a sitting room, office, loft, etc. A large additional bedroom with a walk-through closet and a full bathroom finish this level. The downstairs has a walkout door, a family room with a coal burner, bedroom, full bathroom and furnace room. A total of 1,487 square feet with a great deck off the back. Heated with propane and a coal burner, has central air and a nice metal roof. A separate driveway leads to the outbuilding. This was most recently used as a shop, has an overhead door with tube heat, water, and a separate office space with heat and air conditioning, and an extra area off the back. The building is plumbed with a large air compressor and jib hoist, that will stay with the building, and two large Chain hoist on a track, that will be sold after real estate (purchaser will need to remove). To finish the property off is a small outbuilding with a fenced in chicken coop. This was used as a 4H project barn, complete with a small fenced in area off the backside. Currently being used as a storage shed. All in Mapleton Local School District on 1.525 acres.

Parcel 2: 1.522 acres of buildable land in a great location! Armstrong cable available.

Taxes/ Legal: Parcel 1 is property number I27-005-0-0017-01, section 5 D-8, 1.5250 acres in Mapleton Local School District, current taxes are \$2,206 and will be prorated to the date of closing. Parcel 2 is I 27-005-0-0017-02, 1.522 acres, Mapleton Local School District, annual taxes are \$104.34 and will be prorated to the day of closing.

Terms: Parcels will be offered separately and then together and will sell in which way nets most for the seller. A nonrefundable 10% down is due the day of the auction with the remaining due at closing. A 10% buyers' premium will be added to the final bid to determine purchase price. All inspections need to be made prior to the auction.



**Auction by order of Sharon Grim
Mary Hartley 419-651-3586, Andy White
Jake White, Seth Andrews, Broker**

WWW.RES.BID | 833.765.3737

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JD 3020 Loader Tractor • Ford F250 HD
Allis Chalmers B • Household • Tools



Household: Queen bedroom set, dresser, nightstand, mirror; filing cabinets; books; Corelle dishes; pots and pans; kitchen misc; Ninja Foodie, never been used; canning jars; Expert Grill; Water cooler; 2 hickory chairs; Igloo water cooler; Coolers; Highchair; Quilt racks; baskets; games; toys; Wood sewing desk; tall cabinet; desk; leather recliner sofa; upright piano; flat screen tv; tv stand; Proform treadmill; Christmas Décor; Old chest freezer; shop refrigerator; metal shelves; Weather vane; bicycles; much more to be discovered!

Outside/Garden: Patio furniture; lawn chairs; misc pool equipment; box traps; garden statues; 2 large plastic tubs; 3 raised wood garden containers; walk behind rototiller; wheel barrel; Scag mower zero turn mower, unsure if runs;

Tractors/Truck: John Deere 3020 loader tractor, wide front, starts, potential hydraulic issues; Allis Chalmers B, hasn't run in a while, stored inside; 1997 Ford F250 Heavy Duty truck, Power Stroke Diesel, not running, body in good condition; suitcase weights;

Shop/Misc: 2 ton chain hoist; 30 ton Hydraulic Press; Millermatic 130 welder; Miller welder; torch; Emglo air compressor; air hoses; parts cleaner; Heavy Duty Fleet Commercial battery charger; Honda generator; engine hoist; Craftsman table saw; jig saw; table saw; shop lights; utility cart; jacks; manuals; wrenches; hand saws; hammers; tools of all kinds and sizes; bolts; organizers; ladders; step ladders; crawlers; shop cart; lift; Go Cart; brush hog; metal shelving; tool chest; 3 pt blade; and much, much more.

Personal Property terms: Cash, check or credit card. 5% buyers premium waived for cash or check. Please remove items day of auction unless other arrangements are made.

Note: Due to Tom's passing, Sharon is downsizing and simplifying life. She has limited knowledge on condition of equipment, please inspect before you buy. Tom was well known for his ability to fix many things. Lots of items yet to be discovered! You are guaranteed to find something!!



RES
AUCTION SERVICES
Real Estate & Equipment Specialists.

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