



HOLMES COUNTY, OHIO

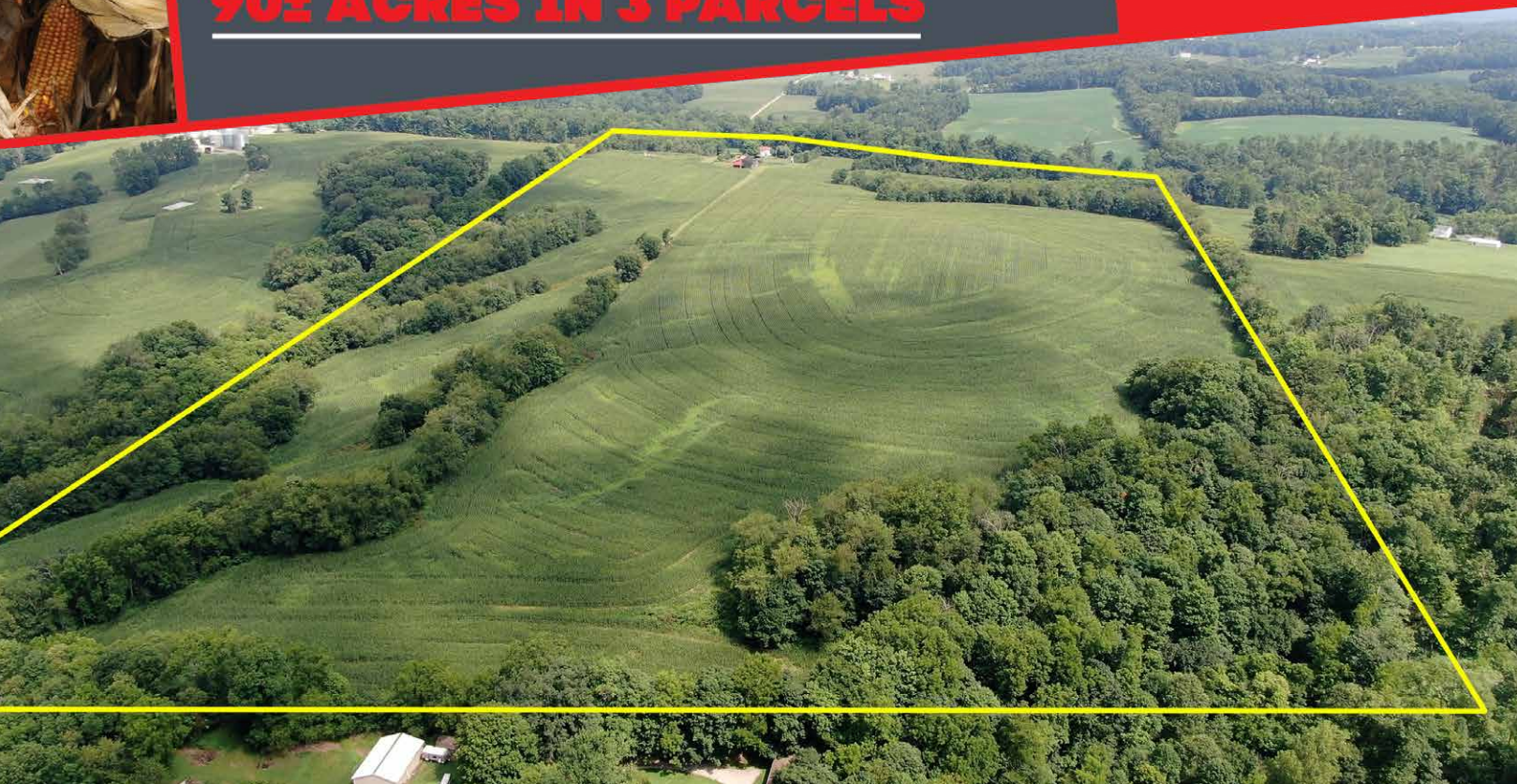
# Absolute Farm Auction

THURSDAY, SEPTEMBER 8TH

**90± ACRES IN 3 PARCELS**

HOME & BUILDINGS  
TILLABLE LAND  
WOODS & HUNTING  
BUILDING LOT  
FREE NATURAL GAS  
QUIET LOCATION

10400 Twp. Rd. 506  
Holmesville, Ohio



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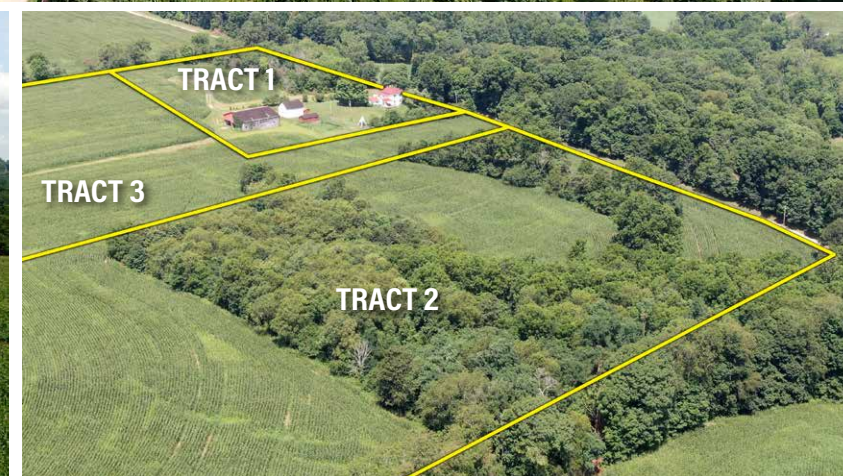
Home & Buildings • Tillable • Woods • Building Lot • Free Gas

**THURSDAY, SEPTEMBER 8TH**

Personal Property - 4pm | Real Estate - 6pm



TRACT 3



TRACT 3

TRACT 1

TRACT 2

**Taxes:** Holmes County parcel number 17-00121-00, located in Prairie Township, Southeast Wayne Local Schools, annual CAUV taxes are \$2,823.38 and will be prorated to the day of closing.

**Terms:** The successful purchaser will be required to make a nonrefundable down payment of 10% of the purchase price 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. A complete list of terms and conditions is available at [www.RES.bid](http://www.RES.bid).



Complete Auction Details, Virtual Tours  
& Photos at [www.RES.bid](http://www.RES.bid)

Andy White 419-651-2152, Jon Mast 330-763-3883  
Joseph Mast, Steve Andrews, Drew Turner, Jake White, Seth Andrews, Broker  
**833.SOLD.RES • www.RES.bid**



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HOLMES COUNTY, OHIO  
*Absolute*  
**Farm Auction**  
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The auction will be held on location at **10400 TR 506, Holmesville**. From State Route 39 take State Route 754 north to east on TR 506. Watch for RES signs.

**REAL ESTATE:** Selling to the highest bidder is 90 acres of the characteristic country paradise that you would expect from Holmes County. Although this location is within minutes of major traffic routes, the few cars that pass on this quiet road are either neighbors or the occasional lost stubborn husband. Whether it be in the house or enjoying the outdoors, this property offers a lifestyle where you can hide from the everyday race and unwind into a peaceful solitude.

Situated on the front of the property, the two-story farmhouse parallels the character of the land. The main level features a living room, kitchen, dining room, family room, bedroom, full bath, laundry hookup, a sun porch surrounded by sliding glass doors, and awesome woodwork. Upstairs you will find 4 additional bedrooms, a full bath, and a family room. The home is ready for your cosmetic updates however, a lot of the major components have been updated. The amenities included replacement windows, a newer furnace, updated electrical, updated well pump, whole house air-conditioning, dishwasher, newer electric stove and a Generac whole house generator operated from the 300k cubic feet of free natural gas supplied by a well on the property.

Outside you will find outbuildings suitable for livestock and your favorite hobbies. The majority of the buildings are older, however a newer lean to where the bank barn once was offers enough header height for camper or boat storage. Of the 90 acres, the majority is open and tillable with enough woods and natural wildlife habitat to make this an outdoorsman's paradise. Whether you are looking to add to your farming operation, want to hang your tree stand where success is nearly guaranteed, desire to build with characteristic seclusion, or have been looking for that Holmes County farm to live on, this property will suit. The property will be offered in 3 parcels and in its entirety.

**Parcel 1:** The home, buildings, great number of fruit and flowering trees, and 6.5 acres.

**Parcel 2:** 65.5 acres mostly open and rolling with a portion of woods on the southwest side.

**Parcel 3:** 18 acres suitable for building your dream home and also set up ideal for your afternoon hunts. Wooded habitat, natural funnels, and some open land for your food plots.

**Auction by order of David and Diane McCartney**



**OPEN HOUSE:**  
 The home and buildings will be open for inspection on **Tuesday August 23<sup>rd</sup> from 5-6:30 PM.**  
 Private showings are available through Jon Mast 330-763-3883. You may walk the land at your leisure but please be respectful of the tenant farmers crops.



**PERSONAL PROPERTY SELLS AT 4 PM**

**FORD RANGER - EQUIPMENT - FARM MISC - FIREARMS FURNITURE  
 HOUSEHOLD FURNISHINGS - SKID BUILDING**

**Ford Ranger:** 2009 Ford Ranger, 2wd, regular cab, 7' bed with liner, standard transmission, 4-cylinder gas, only 30,000 miles.

**Tractors - Equipment - Farm Misc:** Farmall B, 12 volt system; Ford 8N, 3pt single bottom plow; King Cutter 3pt cultivator; Ford 2 row narrow 3pt corn planter; 5' & 6' 3pt brush hogs; pull type concrete buggy; walk behind tractors and attachments (not running); Alsport 3 wheeler (not running); rototillers; Craftsman push weed trimmer; push real mower; HD log chain; clevises; hitch pins; rough sawn lumber; step and extension ladders; push seeder; assorted garden tools; broadcaster; walk behind cultivator; wood crates; chicken feeders and waterers; livestock supplies; poultry netting; assorted farm supplies; live traps; dog and pet cages; assorted hand tools; 2 wheel carts; hoses; gas cans; extension cords; trailer ramps, corn jabbers; hand crank corn sheller; and much more.

**Skid Building:** 10'x16' skid building with windows, double doors; and 3' overhang. Buyer's will have 30 days to remove.

**Firearms:** Browning 16 ga semi auto shotgun with adjustable choke; H&R 410 ga single shot; Savage 300 lever action with Bushnell scope; Marlin model 25MN .22 WMR bolt action, 3x9 scope; Stevens 56 .22 bolt action; 177 pellet rifles; assorted ammo; soft cases; (2) 10 gun Stack on metal gun cabinets; cleaning kits; compound bow and target;

**Furniture - Household:** handcrafted wood gun cabinet with shelves, drawers, and a hidden compartment; beautiful oak dovetailed buffet; music stand; glass front bookcase; sewing case; oak dresser; large dresser; queen bed; cedar lined wardrobe; 5' mirror; upholstered chair; custom wood bench; patio love seat; (4) porcelain top tables; double porcelain sinks; good assortment of household items; quilts; large Christmas electrified candles; wood decorative churches; GE front load washing machine; Frigidaire electric dryer; Older refrigerator; several crocks including a 30 gallon; canning supplies; all sorts of mason jars; Beer making supplies; potted plants; and much more to be discovered.

**Auction Note:** David and Diane are moving closer to their children and will sell a good portion of their belongings. Personal property starts a 4 pm with 2 crews selling. Firearms will sell at 5:30 and the ranger, equipment, and skid building sell after real estate which is at 6.

**Pictures are available at [www.RES.bid](http://www.RES.bid)**



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