

35.9[±] ACRES

OUTDOORSMAN PARADISE

ABSOLUTE AUCTION

SATURDAY, OCTOBER 8TH AT 10AM



The home will be open for inspection on Tuesday September 27th from 5-6 PM. Private showings are available through Andy White 419-651-2152 or Mary Hartley 419-651-3586. You may walk the land at your leisure, but please call or text before doing so.



Directions: Auction held on location on Township Road 1353, Ashland. Just off State Route 42. Look for RES signs.

Parcel 1: If you desire your own land to enjoy mother nature this property offers good character and a multitude of hunting, building, and farming opportunities. As you drive back a wooded drive you will see how secluded and peaceful this property truly is. At the end of this drive the property opens into 2 high tensile pastures split by a tree line and a good section of woods. The pond is 12' deep and stocked with hybrid bluegill, bass, catfish, and shellcrackers. There is some marketable timber on the property which adds to the soundness of this great investment. Build your dream house overlooking the great pond and your cattle in the background or enjoy this property for your afternoon and evening hunts. Either way this is an awesome unique property that deserves your attention.

Parcel 2: Convenient two-story farmhouse on .57 of an acre located at 1593 Township Road 1353. This home was built in 1890 with 2-3 bedrooms, a full bath, large kitchen with lots of cupboard space, a family room, and first floor laundry. The home offers 1,537 square feet of living space with replacement windows and good country charm. The home is heated by a fuel oil furnace and a wood burner, with a hand dug artesian well as the water source. The home is fundamentally sound and ready for your cosmetic updates. Outside you will find a detached 2 car garage with an upstairs workshop. Here is a great opportunity to own your affordable country property with a great location.

Taxes/Legal: Parcel 1 is Ashland County Parcel G22-027-0-0011-00, Ashland City School District, CAUV annual taxes are \$337.78. Parcel 2 is Ashland County parcel G22-027-0-0008-00, Ashland City School District, annual taxes are \$1,198.02. **Terms:** The successful bidder(s) will be required a non-refundable down payment of 10% of the purchase price at 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 final purchase price. All desired inspections need to be completed prior to the auction. Additional details are available at www.RES.bid

RES
AUCTION SERVICES
Real Estate & Equipment Specialists.

Auction by order Timothy & Debra Markel
Andy White – Joseph Mast – Drew Turner
Jake White – Mary Hartley



WWW.RES.BID | 833.765.3737

**TRACTOR & TRAILERS
FARM EQUIPMENT
LIVESTOCK SUPPLIES
POLARIS RANGER
FORD F250**

PERSONAL PROPERTY AUCTION

SATURDAY, OCTOBER 8TH AT 10:30AM



Tractor - Farm Equipment - Trailers: Massey Ferguson 2615 Compact Tractor, diesel, 8F8R with left hand reverse, 3pt, single hydraulics plus loader remote, front wheel assist, 743 hours, sells with Bushhog 3045 Front Loader; Allis Chalmers 8' Transport Disc; Brillion 8' Cultipacker; BEFCO 6' 3pt Finish Mower; Southern 6' 3pt Brush Hog; Kodiak 7' 3pt Angle Blade; Deerborn 3pt 2 Bottom Plow; Uniforest 40E 3pt pto driven Skidder attachment with 100' cables; quick attach bale spear; 2021 Valley 18' Heavy Duty bumper pull Livestock Trailer, center cut gate, side door, VIN: 4C9CN1823NL357021; 3'x7' ATV Dump Trailer; Liberty 6.5'x12' Landscape Trailer, new leaf springs, single axle, steel ramp; Steiner 230 Lawn Mower, newer Kohler Command Pro CH740 gas engine, 5' deck, 300 hours on engine; lawn roller; 10' x 20' 3 sided livestock shed on skids; Assorted Livestock Supplies; 10' & 12' cattle gates; Rubbermaid water troughs; Honda GX25 Water Transfer Pump; fly rugs; t-posts; round bale feeders; electric wire; solar fence charger; and more.

Ford F250: 2017 Ford F-250 STX Super Duty Extended Cab Pickup Truck, 4WD, long bed, 6.2 motor, power windows & locks, tonneau cover, Miles: 69,700

Polaris Ranger: 2011 Polaris Ranger 400 UTV, soft cab, manual dump bed

Shop - Tools - Wood - Hunting Supplies: Black & Decker 3" Radial Arm Saw; Wallenstein Vertical/Horizontal Log Splitter, Honda 5.5 motor; Honda GX200 3200 PSI Pressure Washer; Stihl 447 Chainsaw; Stihl MS250 Chainsaw; Stihl 032 Chainsaw for parts; rough sawn Black Walnut & Poplar lumber; Assorted Hunting & Trapping Supplies; Chimney Cleaning Brushes; F-150 Long Bed Truck Cap; misc. farm and shop items; and more to be discovered.

Auction Note: You won't want to miss this auction with a good line up of clean items. Real Estate sells at 10 AM immediately followed by the equipment. Be prompt as the entire auction won't be longer than an hour and a half. Pictures are available at www.RES.bid.

Terms for personal property: cash, check, or credit card. 5% Buyers Premium waived for cash or check. **Taxes/Legal:** Full auction taxes/legal information is available at www.RES.bid

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