

LICKING COUNTY HOME & BUILDINGS,  
TILLABLE LAND & MASSIVE PERSONAL PROPERTY

HOME IS ON

**5.8<sup>±</sup>** ACRES

**67.2<sup>±</sup>** TILLABLE  
ACRES

**3** BEDROOMS

**3** CAR  
GARAGE

**3** OUT  
BUILDINGS



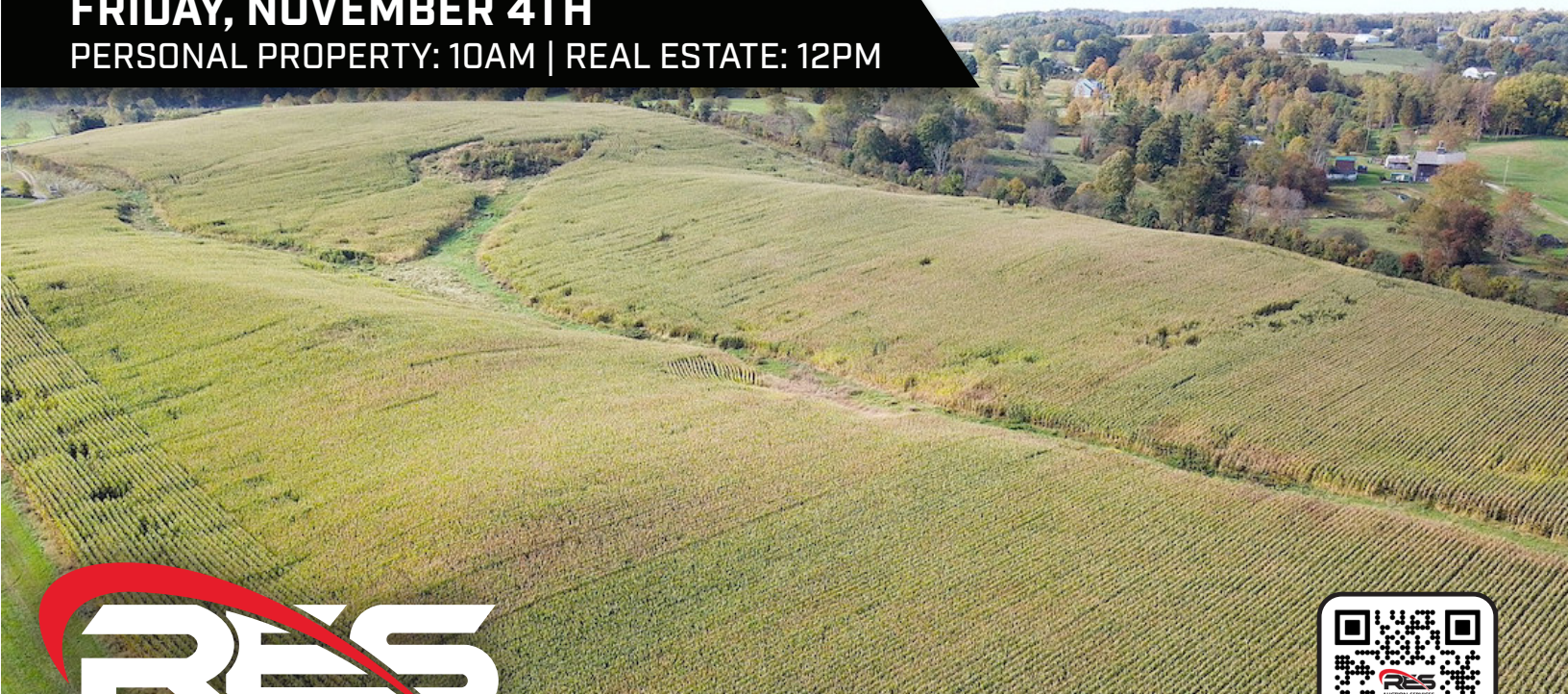
AT 11841 MIDLAND OIL RD,  
GLENFORD, OHIO 43739

**HELD ON LOCATION**

**ABSOLUTE AUCTION**

**FRIDAY, NOVEMBER 4TH**

PERSONAL PROPERTY: 10AM | REAL ESTATE: 12PM



**RES**  
AUCTION SERVICES

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# REAL ESTATE



**REAL ESTATE:** Located in Licking County's beautiful countryside, this property offers great upside potential with a convenient location. Selling to the highest bidder is a good ranch home with outbuildings and 67 acres of predominately tillable land. The property will be offered in 2 parcels and not combined, selling to with NO Reserves.

**PARCEL 1:** Situated on 5.8 acres, this ranch home was built in 1961 and features over 2,300 square feet of living space. On one end of the home, you will find the kitchen and dining room, a full bath with laundry room, and a great family room. The family room offers a kitchenette/bar, wood burning stoves, a built-in hot tub, and awesome views overlooking the backyard and rolling countryside. A living room with built-in bookshelves separates the family room from 3 bedrooms and an additional full bath. Additional amenities include a 3-car attached garage with a kitchen area used for canning, replacement windows, and a standing seam metal roof. While touring the home, Bob's woodworking skills are very evident with the several different wood accents along with rustic wood walls and ceilings. The home is heated by a boiler system and offers an outdoor wood burner that with a good service could be used again as the heating source. The home does have a full walkout basement that currently has some water intrusion. Structurally the home is extremely sound and is ready for your cosmetic updates and personal touch.

Outside you will find several outbuildings with a variety of uses. In what was once a poultry building, now provides a great building for Bob's woodshop, sawmill, as well as lumber and equipment storage. A pole building was added in 2013 with partial concrete floors and lean-tos on both sides. The 5.8 acres is open allowing great space for all your toys and pasture for your livestock. This parcel also offers an oil well and tanks that transfer with the property.

If you are a real estate investor or a home buyer that has been looking for that country property with a world of upside potential, this property deserves your attention. Taxes: Licking County parcel 003-004848-00.00, annual taxes are currently \$3,350.20 and will be prorated to the day of closing. Property is in Northern LSD.

**PARCEL 2:** Located just down the road from the home parcel, this property offers 67.2 acres of open and mostly tillable land. This acreage offers good access from a gravel driveway and would make a great addition to anyone's tillable land portfolio. The land is rolling on front side with locations to build your dream home with tremendous views. The rear of the property flattens with a few acres in the flood plain. Be sure to look at this offering as you will like what your dollars will buy here. Taxes: Licking County parcel 003-003780-00.000, annual taxes are \$626.10 based on CAUV.

**OPEN HOUSE:** The home and buildings will be open for inspection on Tuesday October 25th from 5-6 PM. Private showings are available through Frank DiMarco, 740-393-1001.

**AUCTION BY ORDER OF THE PHYLLIS J DAUGHERTY TRUST, ROBERT DAUGHERTY TRUSTEE**

**TERMS:** The successful purchasers will be required a 10% non-refundable down payment 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 purchase price. All desired inspections need to be completed prior to bidding. Additional details are available at [www.RES.bid](http://www.RES.bid).

# PERSONAL PROPERTY

**TRACTORS:** John Deere 1026R compact diesel tractor, MFWD, hydrostatic, 3pt, 540pto, 799 hours, sells with a H120 front loader, AutoConnect 60D mower deck, and 260 rear backhoe attachment; New Holland TT50A compact diesel tractor, 2wd, OROPS, 8F2R, 540, 3pt.

**SKIDDER:** Pettibone Super 8 log skidder, OROPS, 353 Detroit diesel, new rear tires, rebuilt winch, skidder runs and operates but winch is currently not spooling.

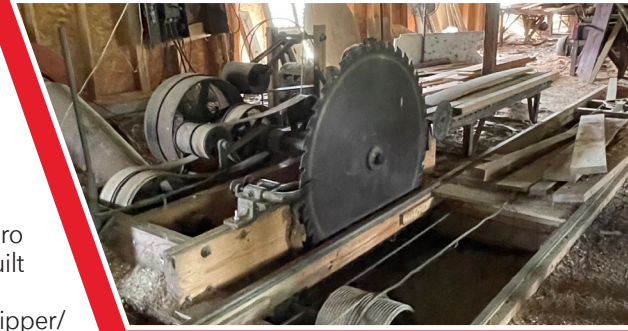
**EQUIPMENT-MOWERS - LAWN & GARDEN:** 3pt 4' scarf fire box blade; 7' 3pt angle blade; John Deere 6' 3pt brush hog; 3pt 5' brush hog; 3pt cement mixer; 3pt slip scoop; Ford 3pt 2 bottom plow; LandPride 4' 3pt rototiller (like new); 3pt potato plow; 3pt lift; 3pt carryall; 3pt york rake; Duerr pull behind log splitter; small single axle trailer; Pumpmatic automatic well timer with Honda GX390 engine; Toro Timecutter SS 5000 zero turn mower; Toro Wheel Horse 520-H lawn mower; John Deere 140 garden tractor, rebuilt engine (not run since rebuild); lawn roller; Craftsman pull type lawn sweeper; pull type broadcaster; garden cart; wheel barrels; Husqvarna rear tine rototiller; Lightning 8hp chipper/shredder; 12v sprayer; push seeder; large assortment of garden tools: shovels, rakes, combs, long, hoes, sledge hammers, mauls, and more; garden pots; hoses and reels; trash cans; barrel cart; live traps; herbicides; and much more.

**SAWMILL - WOODWORKING EQUIP-TOOLS - Misc:** A.B. Farquhar Circular sawmill, 40+' track, 389 pattern blade, 100 hp 3 phase motor, 20 hp pony motor; 60" B&F pattern sawblade (not used); single to 3 phase convertor; 50hp 3-phase motor; the following 3-phase equipment: Miner Edger XL ripper; belt/disc sander; J-Line lathe; J-Line jointer; Powermatic planer; Whitney table saw; the following is all single phase equipment: Axiom Precision Auto Route 8 basic CNC router; Craftsman shaper; jointer; belt/disc sander; several table saws; dust collectors; band saws; scroll saw; chop saw; radial arm saws; mortising machine; drill presses; bench grinder; and more; acetylene torches; Clarke parts washer; planer knife sharpener; Tormek T-7 sharpener system; large assortment router and shaper bits; all sorts of various wood clamps; wood chisels; Leigh Super 18 Dovetailing jig and accessories; Log tongs; log chains; binders; cables; come along; Large assortment of power tools: sanders, saws, drills, grinders, biscuit jointer, routers, and more; extension cords; 220v air compressor; generator; Werner 16' & 20' fiberglass extension ladders; ladder jacks; saw horses; extremely large assortment of hand tools: socket sets, 3/4" socket set, wrenches, pipe wrenches, hammers, pliers, screwdrivers, vice grips, tap and dies sets, and more; several rolling tool boxes; smaller tool boxes; tool carriers; levels and squares; micrometers; drill bit indexes; New Husqvarna 445 chainsaw in case; Husqvarna 440, 450 Rancher, & 576 XP chainsaws; Husqvarna pole saw; weed eaters; leaf blower; barrel and pump; all sorts of gas and diesel cans; 200 gallon fuel tank with hand pump; copper fittings; copper tubing; nuts, bolts, screws, fasteners, and more hardware than most hardware stores; parts indexes; shelves; scrap metal piles; firewood; and much more.

**LUMBER:** good assortment of rough sawn, air-dried lumber mostly 4/4 including ash, walnut, cherry, hard maple, red and white oak, and quarter sawn white oak; 3/4" walnut lumber from veneer mill.

**COLLECTIBLES - HOUSEHOLD - APPLIANCES:** Globe on pedestal; crocks and jugs; copper kettle; Atlantic copper boiler(no lid); apple butter stirrer; oil lamps; cast iron pieces; corner jabber; single trees; egg basket; good assortment of Longaberger baskets; stained glass window; handmade wood child's doll house with furniture; large assortment of household and country décor; goose, duck, and chicken décor; strawberry dishes; good assortment of milk glass; assorted glassware; crock ware; cookie jars; Coca Cola lamp; jewelry boxes; Christmas décor; grapevine Christmas tree; Nativity scenes; stuffed animals; children's toys and games; kids' books; hardbound books; parlor table and chairs; child's rocker; vintage school desk; Ethan Allen grandmother clock; blanket chests; Handmade walnut and oak dressers; Ethan Allen full size bed; white full size bedroom suite; wood desks; Piano; wicker furniture; redwood furniture; couch and recliners; neat unique Redwood root coffee table; end tables; flatscreen TV; glass top tables; steamer trunk; dining room table, chairs, and bench; dining hutch; bread box; assorted pictures, frames, and mirrors; Singer sewing machine; sewing supplies; bedding, towels, and linens; large assortment of household goods; flatware; pots and pans; kitchenware; graniteware; large assortment of canning goods; jars; Qualified cast iron cookstove; gas range; Kenmore refrigerator/freezer; (2) side x side refrigerators; small chest freezer; Amana washing machine; Maytag electric dryer; Rubbermaid storage bin; hundreds of box lots; and much more to be discovered.

**AUCTION NOTE:** Mark your calendars for what will be an enormous auction. Bob and his late wife Phyllis have lived and collected at the property since 1961. They were no strangers to work and hobbies that have led them to a large inventory of items. Auction starts at 10 AM with 2-3 crews selling, one crew on collectables and household, one on tools, and possibly another on box lots. Furniture, appliances, and wood working equipment will sell after real estate which is at noon. Tractors and equipment will sell at approximately 2 pm. Pictures and additional details are available at [www.RES.bid](http://www.RES.bid).

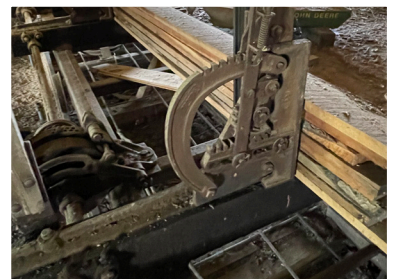
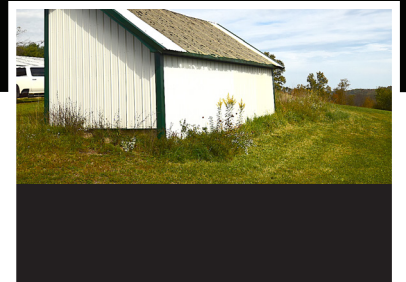
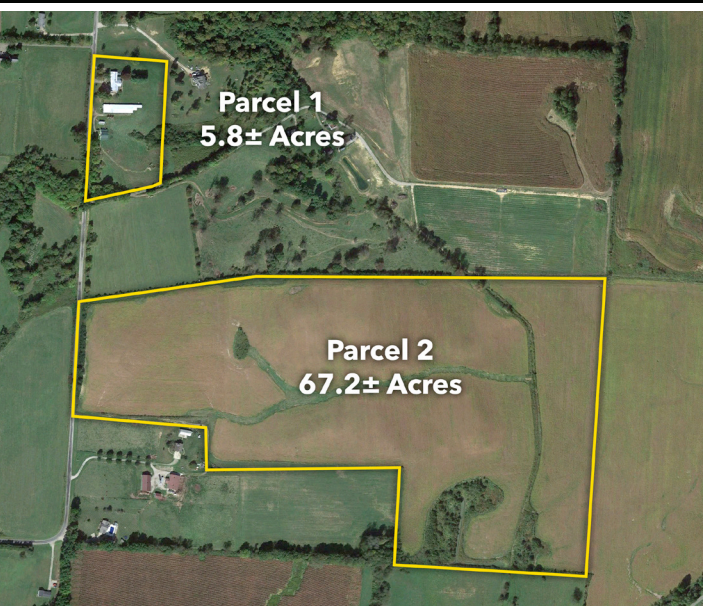


AUCTION BY ORDER OF ROBERT "DOC" DAUGHERTY

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**ANDY WHITE, 419-651-2152 - FRANK DIMARCO**  
**DREW TURNER - JAKE WHITE - MARY HARTLEY**  
**SETH ANDREWS, BROKER**

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