

ABSOLUTE AUCTION

195± ACRES

Holmes County
Mechanic & Killbuck Twp.

Offered in 9 Parcels

TUESDAY, OCTOBER 18TH • 4:00PM

Chattel Sale Order: Selling after the real estate - Small tools & misc. followed by woodworking tools then tractors & farm equipment.

TRACTORS - SKID LOADER & TRAILER: '87 MF 390 4 WD Diesel tractor w/Fry front end loader, Perkins engine, 3 pt., dual remotes, ROPS, 18.4x30 rears, 3001 hrs.; '72 MF 180 2 WD Diesel tractor, Multi Power, Perkins Diesel, 3 pt., ps, dual remotes, 15.5x38 rears, 6,178 hrs. showing on tach; Gehl 3825 D. skid steer loader w/54" material bucket, 3585 hrs. showing on tach, 6' material bucket, pallet forks, and bale mover sell sep.; '16 PJ Tilt bed bumper pull trailer, 6'10" W x 19' long, tandem 7000 lb. axles, elec. brakes, good condition.



FARM EQUIPMENT & FARM MISC.: Woods DS8.30 3 pt. 8' bush hog mower w/ trailing wheels (1 yr. old); NH 351 3 pt. 7' sickle bar mower; Rhino 3 pt. 6' blade; 3 pt. 7' blade; NH 518 single axle manure spreader w/top beater; Single section spike harrow; Rare AC pull type 2x16" roll-over plow; 3 pt. log drag; older single axle utility trailer; few gates & fencing supplies; Schumacher starter/charger; FESA 3 pt. cone spreader (AS IS); 3 pt. bale fork.

JD MOWER - POP-UP CAMPER - WOOD WORKING TOOLS - AIR DRIED LUMBER - COLLECTIBLES: JD X 700 Garden Tractor w/ps, liquid cooled engine, hydrostatic drive & lift, 60" deck; Coleman Pioneer pop-up camper; Honda EB 3000 Generator; 12V trailing sprayer; 2 - 8' Fiberglass pickup caps; Old gas pump; grindstone; Several piles of air dried & sticked lumber, stored inside (will try to have more details by sale time); Delta 32" radial drill press; Delta 10" tilting arbor Unisaw; Delta Band Saw; Delta Scroll Saw; Porter Cable router w/table; Bench grinder; Bar Clamps; Delta 1" belt sander; work bench; Wooden & Alum. ladders; a few household goods including chairs & stools.



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Auction Held On Site, Real Estate Selling First



OPEN HOUSE & INSPECTION Tuesday, October 4th • 4-7PM.

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THE CONRAD KEYSTONE
INHERITANCE TRUST, OWNER
MRS. KENNETH "MARY" CONRAD
RAYE A. PRINGLE TRUSTEE

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Seth Andrews, Broker
Jon Mast, Auction Mgr.
330-763-3883

Andy White,
Drew Turner, John Kline,
Asst. Auctioneers

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The auction will be conducted on the farm located on TR 80. From Millersburg take SR 83 & 62 south then turn west (right) onto US 62 then take an immediate left onto CR 150. Proceed south 3.2 miles to TR 80 at the (Concrete Block Barn) then south to farm. From SR 83 at the North side of Clark take CR 150 west to TR 80 then SE to farm.

REAL ESTATE: The parcels range in size from 5 Acres to 69 Acres. There are some smaller parcels with good building sites, a small farm parcel with an old bank barn, machinery shed and fenced pasture. Another highlight is the twenty acre parcel with a pond and primitive cabin. There are two large parcels, 54 & 69 Acres that are accessed off a shared driveway. If you're looking for rural recreational acreage, home sites, desirable woodland with timber potential, or tillable/pasture land you will want to inspect this offering. There are some good ATV trails through the property and wildlife abounds.

ALL PARCELS HAVE FRONTAGE ACCESS FROM TR 80

PARCEL 1: 10 Acres of open tillable land w/522' of frontage.

PARCEL 2: 5.397 Acres of open tillable land, corner parcel w/540' & 432' of frontage.

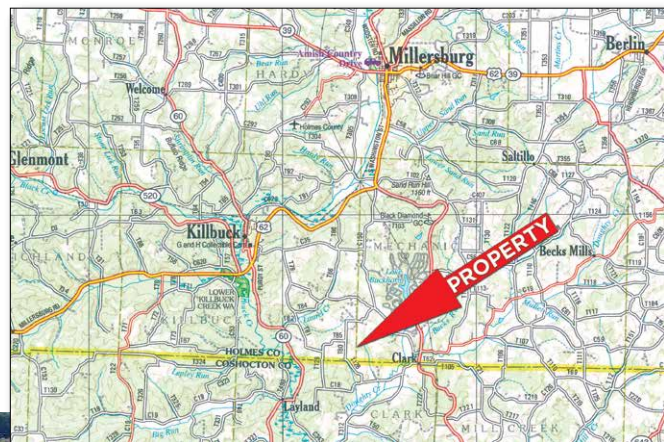
PARCEL 3: 5 Acres of open tillable land w/403' frontage.

PARCEL 4: 21.276 Acres of tillable and pasture land w/417' of frontage. This parcel has an existing oil well and a tank battery plus a 32' x 40' metal sided "pole" machinery shed and an old bank barn with a newer poured concrete wall foundation.

PARCEL 5: 6.1 Acres of tillable land w/372' frontage.

PARCEL 6: 6 Acres of tillable land w/350' frontage.

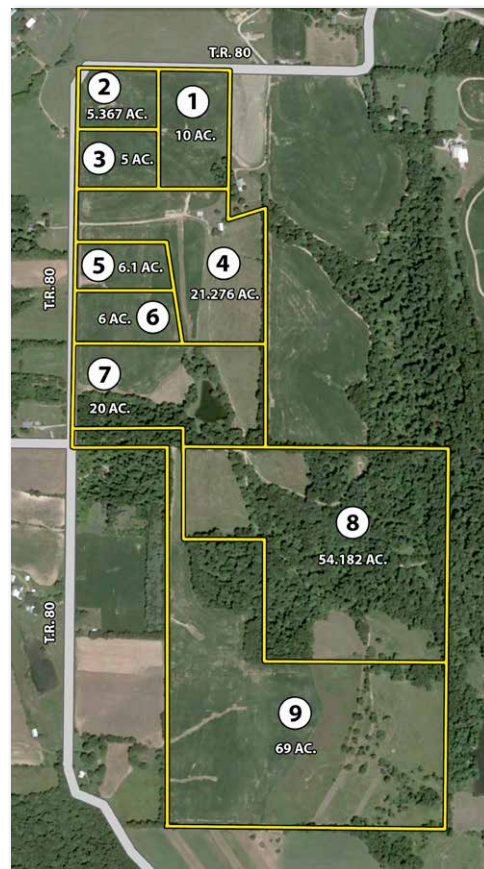
PARCEL 7: 20 Acres about half wooded, half open, pond & primitive cabin. w/631' frontage. OH BOY!



PARCEL 8: 54.182 Acres mostly woods w/some young, tall, straight, trees. Some tillable/pasture, plus an oil well & tank battery. A deep ravine, a couple good ATV trails, and abundant wildlife. Accessed off a 60' common access drive shared w/parcel 9, this one will be fun.

PARCEL 9: 69 Acres of land with a few acres of woods, large tillable field, fenced pasture w/developed spring & cement water trough. Also producing oil/gas wells and tank battery.

NOTE: The farm is currently rented and planted to soybeans. Please respect the growing crop. We will hold an **OPEN HOUSE & INSPECTION** on **Tuesday Eve. October 4th from 4 – 7 PM.** Bring your own ATV or use one of ours.



TERMS: We will require a non-refundable down payment of 10% of the purchase price at the close of the auction with the balance to be paid in full at closing in approx. 45 – 60 days. There is a 5% Buyer's Premium in effect for this auction.

TAX & LEGAL: Parcel No. 13-00046.000 Mechanic Twp. 80.962 Acres & Parcel No. 08-00158.000 – Killbuck Twp. 115.962 Acres. The taxes on this farm based on CAUV are \$741.89 per half year. The sellers will provide a Fiduciary Deed with certificate of title and offer to split the fee for an Owner's Policy of Title Insurance.

MINERAL RIGHTS: The mineral rights will transfer to the new buyers subject to leases of record. There are five gas/oil wells on the property. Total royalties are approx. \$4,000.00 per year and will be pro-rated on a per acre basis according to the leases.

SURVEY: Baker Surveying will complete the survey after the auction. The seller will pay for the cost of the survey.

POSSESSION: Possession will be at closing with the tenant having the right to harvest his growing crop.



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