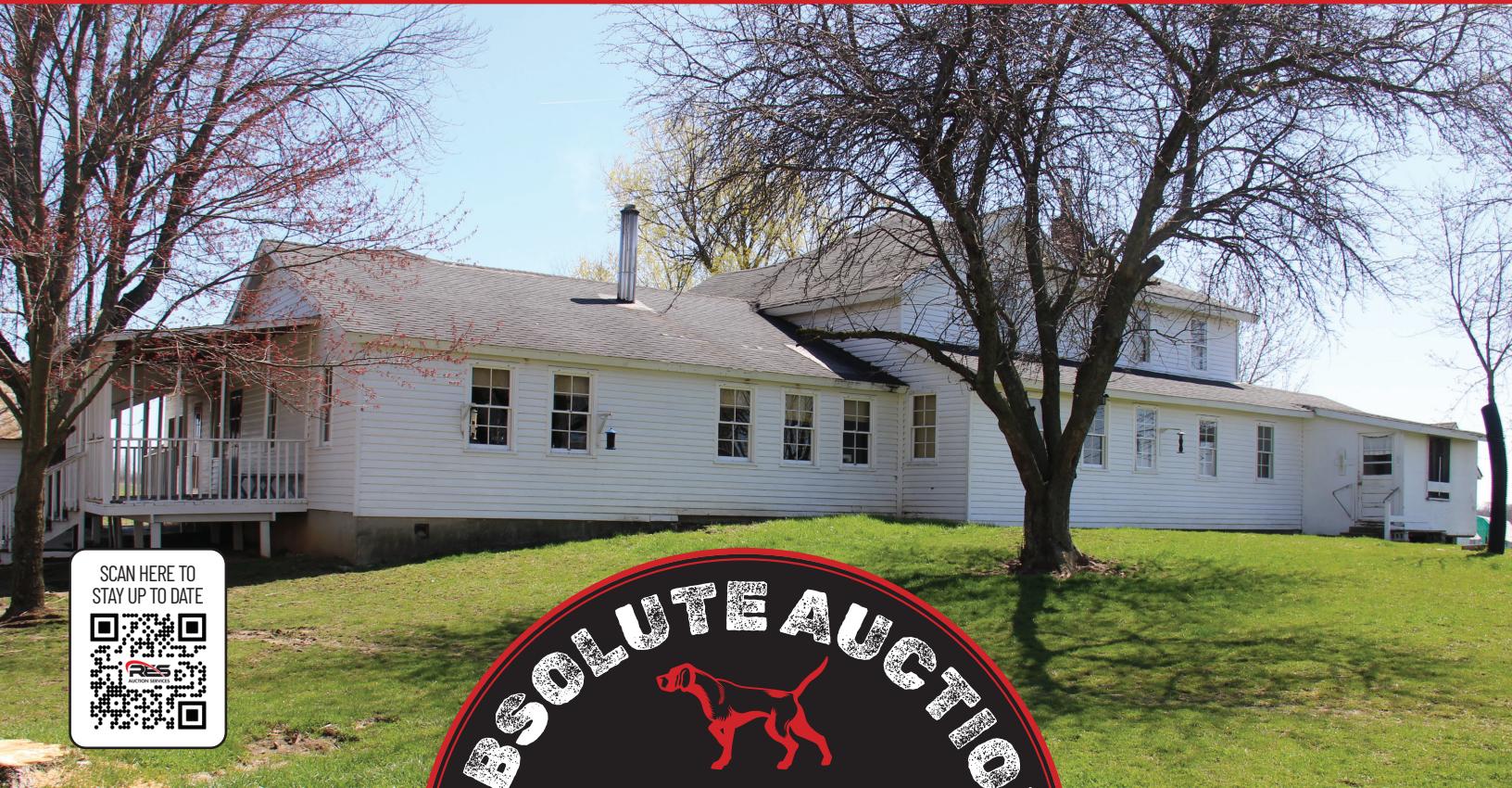


**12.7 ACRE FARM * FARM EQUIPMENT * COLLECTIBLES
5 HORSES * DOG KENNEL * STORE INVENTORY**



ABSOLUTE AUCTION

**AMOS G.
WAGLER FAMILY**

**SATURDAY,
MAY 13, 2023**

**9 AM CHATTELS
12 NOON REAL ESTATE**

**1518 SR 235, DeGraff, OH
Logan County - Washington Twp**



OPEN HOUSE: Tuesday, May 2ND | 3 - 5 PM

833-SOLD-RES / www.RES.bid



The Wagler family is moving to Bryan, OH and desires an immediate sale of their real and personal property. All will sell on the farm located at 1518 SR 235 De Graff, OH. From Bellefontaine take SR 47 west 8 miles to SR 235 North at the round-a-bout. Then north 1 1/2 miles to farm.

REAL ESTATE: The property consists of 12.7 Acres with extensive improvements. The residence is actually a double Amish home with the newer side built for Amos's parents. In typical fashion the home is heated by wood or coal room stoves, the water supply is a drilled well with working head and pump jack, bathroom facilities are outside. The first floor on the family side features large kitchen (no built-in cabinets), pantry, living room, enclosed porch and two small bedrooms. There are three bedrooms upstairs. The first floor on the small side features kitchen, living room, two bedrooms, two enclosed porches. There are three bedrooms upstairs. The main out-buildings include a 36x92 hip roof livestock barn with a 34 x 92' lean-to. Inside there is an old 21 stanchion cow stable, some permanent tie stalls, a divided loafing area, and several make-shift box and tie stalls. Two stave silos 10x40 & 11x40 and a milk house compliment the livestock barn. Other buildings include a 36x60x13-6" Hi machinery shed w/concrete floor, a 42x64x13-6" pole barn w/concrete floor, a 34'x80' pole barn with concrete floor and semi-tractor/trailer unloading dock, a 30x50 hip roof shop w/concrete floor, and a 30x30 double drive-thru corn crib, plus several other smaller buildings and sheds. The land outside of the building complex is mostly open tillable/pasture acres.



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KENNEL: The 20'x48' kennel was built in 2021. USDA & The Ohio Dept. of Agriculture approved this facility. The building and equipment will be offered separately following the sale of the real estate. There are 12 - 4'x5' pens along one side w/doggie doors leading to 4'x16' runs that have aluminum fronts, SS feeders, and tenderfoot flooring. The runs have 13' of solid fiberglass flooring and 3' of Tenderfoot flooring. The puppy side of the building features 10 - 4'x4' pens w/Happy-Foot flooring connected via doggie doors to 4'x 8' runs that have 6' of fiberglass flooring and 2' of Tenderfoot flooring. The kennel will be offered in three parts. The 20'x48' main structure that has 2x6 stud walls and is well insulated (The heating stove and water tank are included with the building). The twelve 4'x5' pens w/4'x16' runs plus flush manure pans will be sold as one lot. The ten 4'x4' puppy pens w/4'x8'runs and manure pans will be sold as one lot. Then all three parts will be offered in combination and will sell the way they bring the most. Six weeks will be given for removal. Trucking available.



TERMS: We 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 within 45 days. There is a 5% Buyer's Premium in effect for the real estate auction. 5% of the high bid will be calculated and added on to determine the contracted selling price. There are no financing contingencies.

TAX & LEGAL: Parcel No. 51-073-00-00-066-002 - 12.7 Acres - Washington Twp. - Logan County - Indian Lake LSD. The taxes on this property are currently \$ 2,404.13 per half year based on CAUV values and will be pro-rated to the date of closing. Sellers will provide a Warranty Deed w/certificate of Title and offer to split the fee for an Owner's Policy of Title Insurance. Immediate full possession will be given at closing. Possession to farm tillable fields will be given with the down payment.

5 HORSES 5: A pair of blonde Belgian full brother & sister 3&4 years old sell well broke with choice and privilege. They are pulling bred top and bottom out of a grandson of Boggs Creek Rocky. 3Yr. old Black Belgian x Percheron gelding sells green broke. A sharp 55" brown & white paint Morgan X Pony gelding sells well broke to ride; A 2 yr. old Friesian x Appaloosa stallion black w/white on rump Sired by a Michelangelo P Son and registered as Friesian Sport Horse sells well started to ride and drive.

FARM EQUIPMENT: Pioneer steering fore-cart w/plastic cultivator; potato plow attachment sells separate; NI #10 manure spreader; Two Pioneer 2x14 riding plows w/KV bottoms; Pioneer sulky plow w/Oliver bottom; 8' Lower Valley cultmulcher; 2 - 8' spring harrows; 6' disk; 4' garden disk; 2 - 5' spike harrows; 4' spike harrow; 7' & 16' rotary hoes; I&J two row cultivator; 2 - one row cultivators; 1 row disc cultivator; I&J 10' tine weeder; Cone fertilizer spreader on mower gear; McD #9 Hi-Gear mower w/6' bar; McD #7 reg. gear mower w/5' bar; open gear mower w/5' bar; kick type hay tedder; 4 bar side rake; 2 McD hay loaders w/fiberglass slats; 3 flatbed wagons 7x16 w/side boards, 7x14 w/side boards, 7x14 w/sideboards and standards; McD 2x32" row corn planter; Two McD 2 row corn planters (one plateless - one clutch); Minneapolis Moline corn sheller & one for parts; 3 McD corn binders; Low tie corn binder for soybeans; Good JD 6' & McD 6' grain binders; JD Hi-Moisture corn grinder/blower; Papec and Gehl C-40 silo fillers; 3 Hammermills; 3 dust collectors; 3x7 single axle livestock trailer; water wheel transplanter. Also some parts machinery.

FARM MISC.: Detecto and Hobart platform scales (4400 lbs.); table saw; JDC Pallet Disassembler; drill press; Grizzley 15" planer; Singer leather sewing machine (line shaft ready); Sander (line shaft ready); Band Saw; 4 wagon loads of farm misc.; Complete Oxy/Acetylene torch set; 3 sets of draft harness; 3 western saddles; 14 - 10' sections of new 1 1/2" plastic well pipe & 14 - 10' pcs. of SS rod; log chains; 19 Elson mod. P88 pig creep feeders; 6 pcs. of hay track & 2 hay cars.

HOUSEHOLD - COLLECTIBLES: Large cast iron hog scalding trough in frame w/wheels (B.A. Stevens Co. Toledo, OH); 22 SS milk cans; Several hog scrappers; crosscut & one man saws; 25 old steel milk cans; kitchen & mantle clocks; Dazey 4 qt. glass butter churn; kitchen scales; oil lamps; set of old Bingo cards from Piqua Elks Club; glass gal. jugs; meat saws; scythes; pitcher pump; sausage stuffer; pulleys; 1 pc. flat-wall cupboard; treadle sewing machine; chest of drawers; rebounder; few arrowheads & misc. flint; Horton Legend XL 175 & Barnett Quad 400 crossbows; 20 plastic & 20 steel 55 gal. barrels; 100 five gal. plastic buckets; 1500 square plastic ice buckets.

STORE INVENTORY (Starting Approx. 9:15): Approx. 250 doz. New pt. jars; approx. 100 pairs of new shoes; 75 pairs of muck and other boots; several bolts of new material; straw hats; etc.

NOTE: We will start on the wagon loads of misc. at 9:00 and a second ring will start on store inventory at 9:15. Real Estate to sell at 12:00 Noon followed by farm machinery then selling the horses last. We will sell in a third ring on household and collectibles at approx. 10:30.



ABSOLUTE AUCTION

AMOS G. WAGLER FAMILY


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