



**TRACTOR – KUBOTA UTV
EQUIPMENT – TOOLS
ANTIQUES – COLLECTIBLES
HOUSEHOLD – FIREWOOD**

TRACTOR – KUBOTA – 4 WHEELER – EQUIPMENT: MASSEY FERGUSON 65 DIESELMATIC MULTI-POWER TRACTOR, WIDE FRONT, 3 PT, 540, 14.9-38 REARS; KUBOTA RTV 400 CI UTV, OROPS, 4X4, GAS, ONLY 485 HOURS; YAMAHA 400 4- WHEELER, 4X4, AUTOMATIC, SNOWPLOW, NEW TIRES; TORO TIMECUTTER 42" ZERO TURN MOWER, B&S EX1550 ENGINE; GRAVELLY 2T 1540 ZERO TURN MOWER; NEWER 3PT LAND PRIDE 5' BRUSH HOG; 3 PT BLADE; 3PT 4X14" MOLD-BOARD PLOW; JOHN DEERE 10' TRANSPORT DISC; 2 SECTION DRAG HARROW; 3 PT SINGLE RIPPER; JOHN DEERE 8350 18-HOLE GRAIN DRILL WITH SEEDER; FORD 3PT SLIP SCOOP; QUICK ATTACH BALE SPEAR; 4 WHEEL RAKE; 3PT QUICK HITCH FOR UTILITY TRACTOR; OVERHEAD FUEL TANK; OLDER SMALL BULK TANK; SCRAP METAL PILE; AND MUCH MORE

'03 TOYOTA HIGHLANDER, 4X4, 4 DOOR, MILES; (3) SMALL BUMPER PULL TRAILERS; 6'X10' BUMPER PULL CARGO TRAILER.

TOOLS: STILL MS 180 C CHAINSAW; STIHL MS 192 TC CHAINSAW; WOOD CUTTING SAFETY GEAR; CHAINSAW SHARPENER; WEED EATERS; GARDEN TOOLS; SHOVELS; RAKES; HOES; POST HOLE DIGGER; AXES; MAULS; SLEDGE HAMMERS; CAN'T HOOKS; ASSORTED HAND TOOLS; CRAFTSMAN TOOLBOX; ASSORTED POWER TOOLS; TOOL BELTS; NUTS, BOLTS, SCREWS, AND FASTENERS; CHAINS AND BINDERS; GAS CANS; ASSORTED OILS; FENCERS; FENCING SUPPLIES; JACKS; JACK STANDS; PIPE VICE; ALUMINUM LADDERS; WOOD EXTENSION LADDERS; DIAMOND PLATE TOOL BOX; LIVE TRAPS; CONIBEAR; 2-WHEEL DOLLY; MI-T-M 2000 WATT INVERTER; EXTENSION CORDS; ELECTRICAL MISC; SERVICE LINE; PVC PIPE AND FITTINGS; GARDEN HOSES; SEEDER; RATCHET STRAPS; SMALL AIR COMPRESSOR; AIR HOSE; BACK PACK SPRAYER; FENCERS; FENCE SUPPLIES; ASSORTED FARM SUPPLIES; WHEEL BARRELS; BEE BOXES; HONEY SUPPLIES; AND MORE.



GUNS – AMMO: (FIREARMS WILL NOT BE ONSITE UNTIL AUCTION DAY): WINCHESTER 1887 LEVER ACTION 12GAUGE; WORTHINGTON ARMS 20GA SIDE X SIDE; REMINGTON 870 EXPRESS 12GA. VENT RIB BARREL; WINCHESTER 1902 .22 S.L. OR EXTRA LONG SINGLE SHOT; RUGER LCP2 .22 SEMI AUTO; HI-POINT C-9 SEMI AUTO 9MM; IVER JOHNSON AND ARMORY WORKS 5 SHOT .32 CAL REVOLVER; SMITH AND WESSON .32 CAL 5 SHOT REVOLVER; TAURUS JUDGE .45/410 REVOLVER; GOOD ASSORTMENT OF AMMO, VARIOUS CALIBERS AND GAUGES; A FEW VINTAGE AMMO BOXES; SEVERAL AMMO TOTES; AND MORE.

ANTIQUES – COLLECTIBLES – FURNITURE – HOUSEHOLD: GOOD ASSORTMENT OF FARM PRIMITIVES; MILK CANS; CHICKEN CRATES; CORN SHELLER; GRINDING WHEELS; CAST LIGHTING ROD WITH GLOBE; CROCKS AND JUGS; OIL LAMPS; LANTERNS; GRANITWARE; PALLET OF BARN SLATE; COPPER BOILER; MILK BOTTLES; ASSORTED GLASSWARE AND POTTERY; WOOD PULLEYS; SAD IRONS; CAST IRON SKILLETS; CAST APPLE PEELER; VINTAGE KITCHEN SCALES; GOOD ASSORTMENT OF PRIMITIVE KITCHENWARE; COOK BOOKS; HARD BOUNDS; COW BELL; OLD LICENSE PLATES; VINTAGE KIDS TOYS; DOLLS; BOARD GAMES; OLD VIOLINS AND INSTRUMENTS; DESK TOP VICTROLA; RECORDS; WOOD BASEBALL BATS; BASKETS; TINS; ALASKA ICE CREAM FREEZER; OLD PICTURES AND FRAMES; ASSORTED DECORATIONS AND KNICK KNACKS; COSTUME JEWELRY; GOOD ASSORTMENT OF BOX LOTS; FURNITURE: HOOSIER CUPBOARD; OAK ICE BOX; 2 PIECE GLASS DOOR KITCHEN CUPBOARD; AFRICAN BLACK WALNUT EXTENSION TABLE; DROP LEAF TABLE; DRY SINKS; GOOD DOVETAILED BLANKET CHEST; CEDAR CHEST; ROD IRON BED FRAMES; ROPE BED FRAME; CHEST OF DRAWERS; DRESSERS; SEVERAL ROCKING CHAIRS; WICKER FURNITURE; MANTLE CLOCKS; WALL PHONE; SPINNING WHEEL; CHEST FREEZER; WOOD STOVE; EXERCISE EQUIPMENT; BICYCLE; PORTABLE SAUNA; AND MORE.

AUCTION NOTE: MARK YOUR CALENDARS FOR A GOOD AUCTION ON OCTOBER 19TH. THE AUCTION WILL START AT 10 AM WITH SMALLER ITEMS, GUNS AND AMMO SELLING AT 11:40. WE PLAN ON SELLING DOUBLE FOR A SHORT TIME IN THE MORNING SO BRING A FRIEND. THE EQUIPMENT AND FURNITURE WILL SELL AFTER THE REAL ESTATE. PICTURES AND DETAILS ARE AVAILABLE ON WWW.RES.BID, EXPECT ADDITIONAL PHOTOS AS ITEMS ARE SORTED FOR THE AUCTION.

AUCTION BY ORDER OF THE FRANK RICKETT FAMILY TRUST – LOUISE GOLDSMITH AND CLINT RICKETT, CO-TRUSTEES

RICKETT ASHLAND COUNTY ABSOLUTE 167ACRE FARM AND PERSONAL PROPERTY AUCTION

**SATURDAY,
OCTOBER 19TH**

**MAPLETON BUILDING LOTS –
TILLABLE – GOOD WOODED
HUNTING ACREAGE –
HOME & BUILDINGS –
OFFERED IN 11 PARCELS**

Auction will be held on location at **402 Township Road 791, Sullivan, Ohio.** From US Rte 224 east of Nova, take Township Road 791 south or from Mapleton Schools take County Road 801 north to right on 500 then an immediate left on 791. **Watch for RES signs.**

REAL ESTATE:

Selling to the highest bidder is **167 acres** of opportunity with great long-term investment potential. The farm is a great mix of open and wooded land with over 4,365 feet of road frontage. The tillable land has been farmed organically for several years and could seamlessly continue that path but would also make a good addition to any agricultural portfolio. The land offers slightly rolling topography allowing good surface drainage and also has had tile and subsurface drainage added over the years. For you hunters and nature lovers, the wooded portion of this farm offers abundant possibilities for the pursuit of wildlife and the full enjoyment of life.



REAL ESTATE @ 12 NOON



PERSONAL PROPERTY @ 10 AM



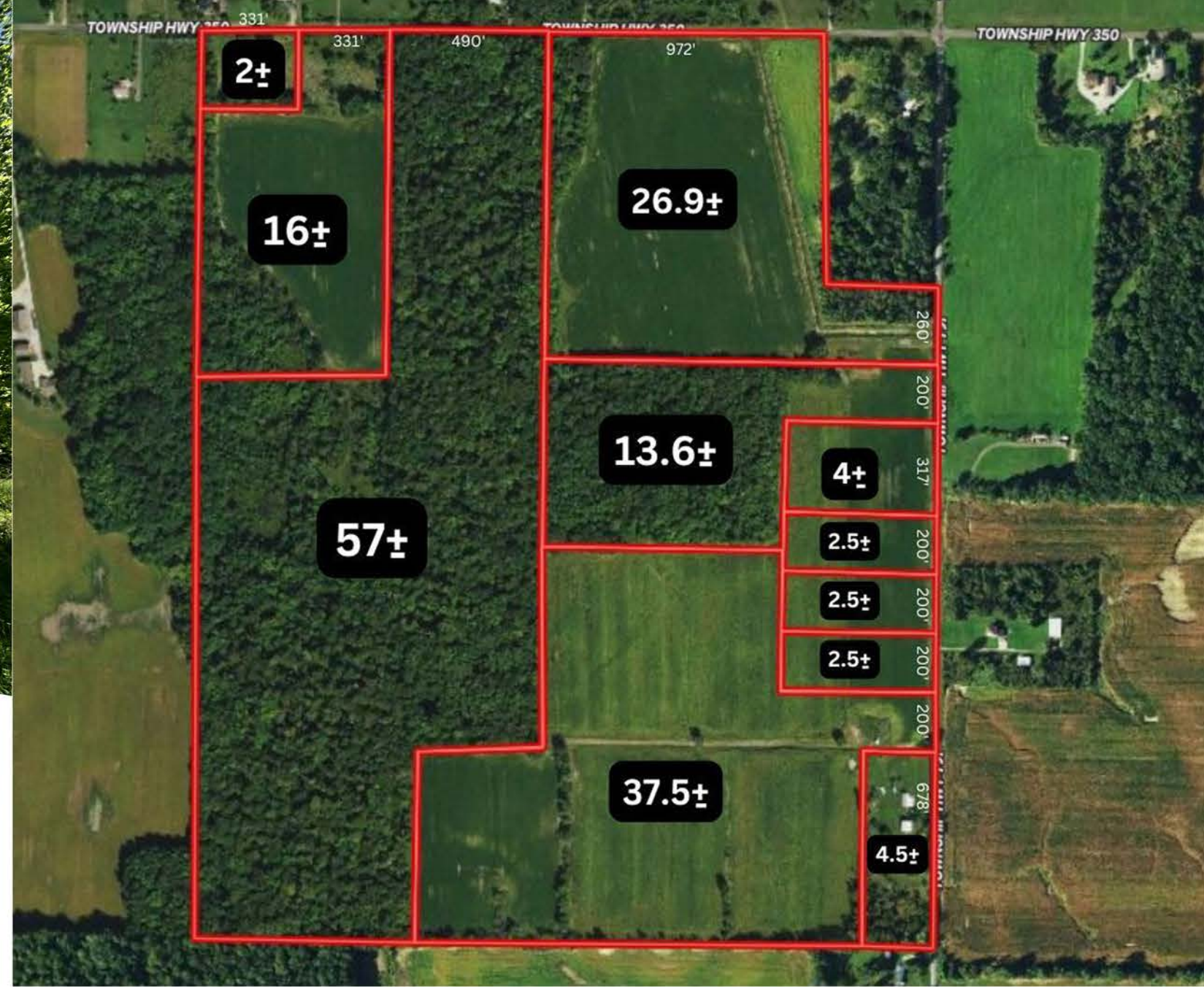
**OPEN HOUSE:
TUESDAY OCT. 1ST
5:00PM TO 6:30PM**



The natural terrain and habitat tell the story of the quality and quantity of the whitetail herd that this property holds. The wooded acreage does offer some marketable timber and good future growth. In addition to the land is the possibility of taking the Rickett homestead and updating it into your personal oasis. The two-story home is in need of updating but provides a good setting and a great canvas for your elbow grease to quickly turn into sweat equity. A good 24'x40' outbuilding with a 12' overhang, as well as additional smaller outbuildings accent the property.



Open House: The house and buildings will be open for inspection on **Tuesday October 1st from 5 to 6:30 PM.** You may pick up a brochure and walk the land at your leisure. Private showings are available through **Andy White 419-651-2152 or Mary Hartley 419-651-3586**



If your dreams include transforming a history rich farmstead, building your dream home, adding farmland to your legacy, or spending fall in a tree stand hoping the wind and luck are on your side, this property is the one you are dreaming of.

- Parcel 1:** 2 Acre building lot on Township Road 350.
- Parcel 2:** Awesome 16 acre parcel with great seclusion. Dream home, food plots, tillable, hunting, getaway. This one checks all the boxes.
- Parcel 3:** 57 wooded acres with ideal wildlife habitat and marketable timber that adds to the soundness of this investment. Study the big picture map and discover the natural funnel this parcel creates.
- Parcel 4:** 24.5 acres of mostly open land, ideal for that mini farm or a great addition to your existing farmland.
- Parcel 5:** 16 acres of mostly wooded land. This parcel lends itself well to that timber frame home or log cabin you have always seen your future in.
- Parcel 6:** 4 acre open building lot on 791. Tuck that home against the woods and enjoy the country peace and quiet.
- Parcels 7,8,9:** Each 2.5 acre building lots on 791. Ideal size with good locations to build.
- Parcel 10:** 37.5 acres of open tillable land. In addition to farming, this parcel offers several locations for a secluded homestead.
- Parcel 11:** The homestead. 4.5 acres with farmhouse, detached garage, and several smaller outbuildings. The home offers really good character as well as some modern upgrades but is ready for your creative spirit and renovations.

Sale Order: Parcel 11 will be offered first then parcels 1-10 will be sold by the acre with the winning bidder having the choice of whichever parcel(s) they desire. Once each parcel has a winning bidder then parcels 4,6,7,8,9, and 10 will be offered in combination allowing someone to bid on the majority of the tillable land together. The last offering will be the entire farm together. Call for additional details.

Terms: The successful purchaser will be required to make a nonrefundable down payment of 10% at the conclusion of 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. CAUV recoupment will be at buyer's expense. Additional details are available at www.RES.bid.