

80 Acre Wayne County Absolute Farm Auction

WEDNESDAY, OCTOBER 30TH



Live Auction with Online Bidding Available @ RES.bid

EQUIPMENT &
PERSONAL PROPERTY @ 10AM
REAL ESTATE @ 12 NOON



Auction by order of Henry and Esther Hostetler

Taxes/Legal: Wayne County Parcel Number 22-00638.000 is located in Congress Township & Northwestern Local School District. The current annual taxes based on CAUV are \$4,129.43 and will be prorated to the date of closing.

Terms: The successful purchaser(s) 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 paid by the buyer. Additional details are available at www.RES.bid.

Andy White
Drew Turner
Jake White
Seth Andrews, Broker



80 Acre Wayne County Absolute FARM AUCTION

4 PARCELS - HOME -
BUILDINGS - TILLABLE -
WOODS - GOOD SETTING



Open House: The home and buildings will be open for inspection Wednesday, October 16th 4:30PM-6:00PM. Pick up a brochure and walk the land at your leisure. Private showing available through Andy White 419-651-2152



LIC # 2022000271



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The auction will be held on location at 7839 Ruff Road, West Salem, OH. From State Route 539 north of Interstate 71, take Ruff Road (CR 102) east to the property. Watch for RES signs.

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Real Estate: Selling to the highest bidder, this exceptional 80-acre farm is divided into 4 parcels, offering a variety of opportunities to you, no matter your interests. The property includes a charming home, multiple outbuildings, a pond, good tillable land, and a mix of wooded areas. The diverse landscape creates endless potential, whether you're looking to expand agricultural operations, create a private retreat, or enjoy recreational activities such as hunting or fishing. With so much versatility, this farm is a rare opportunity for those seeking a unique and valuable investment.

Don't miss out on this chance to make it yours!



Parcel 1: Discover the potential of this 16.2-acre parcel, offering a charming two-story farmhouse that includes 3 bedrooms and 1.5 baths, just waiting for your personal touches to transform it into your dream home. The property features a spacious yard, ag land, a flat barn, and multiple outbuildings—perfect for a mini-farm setup. There is a well that provides free natural gas to the home. **With its combination of agricultural potential and room to grow, this parcel is an ideal canvas for your rural vision.**

Parcel 2: This 15.3-acre parcel is predominantly tillable, making it perfect for expanding your farming operations or building your dream home. The fertile land offers a prime opportunity to add to your agricultural portfolio, while the spacious layout provides an excellent location for a new build.



Parcel 3: Spanning 18.8 acres, this predominantly tillable land is ideal for those looking to invest in agricultural growth or find the perfect building lot. This property pairs seamlessly with Parcel 2 for a larger farming or development opportunity. Whether you're expanding your crop acreage or seeking a tranquil spot to build your dream home, this land offers incredible potential.

Parcel 4: Secluded and picturesque, this 30.5-acre parcel offers a mix of tillable and wooded land, making it a versatile property for those who enjoy hunting, farming, or seeking solitude. With prime hunting grounds and the perfect layout for food plots, this property is ideal for the outdoor enthusiast. **Build your dream home, recreational retreat, or simply enjoy the privacy this land affords.** With its combination of diverse landscapes, this parcel is the perfect blend of seclusion and opportunity.

In an area with development potential and near major routes, this property offers endless possibilities for personal or investment use. Don't miss the opportunity to own this diverse and versatile property that combines the beauty of nature with the convenience of nearby amenities. It's a rare find, and it's waiting for your vision to bring it to life.

Farm Equipment – Shop & Tools – Household

Farm Equipment: (really nice line of equipment) Kubota M8560 tractor, C/H/A, MFWD, 3pt, 540, dual remotes, left hand reverser, 2,036 hours (ser. 58805); John Deere 620 Tractor, all new tires, dual hydraulic; John Deere B Tractor, for parts; 2017 Bobcat T550 track skid loader, OROPS, pilot controls, backup camera, manual detach, new tracks, 2,085 hours (ser. AJZV16932); Case IH 3309 discbine, 540 pto, rubber rolls; Salfre GS520-4 hydraulic fold 4 basket tedder; Tonutti T9 9 wheel rake; John Deere 450 E round baler, 540, 48" pickup, net wrap; John Deere 14-T Baler; D.H. Welding 85G ground driven single axle manure spreader, poly floor, 3 beaters; Massey Ferguson 82 3pt 4x16 moldboard plow; 3pt JBS Economist Orchard Mist Blower; The Hollow 3pt cone spreader, like new; Moritz DLB5-8 5'x8' single axle dump trailer with ramp, bumper pull; 6.5'x20' Tilt Back Equipment Trailer, 14,000 lb Steel Decking, w/ title; Walking Cultivators; Nursery Carts; (4) Wagon Wheels; (2) Top Buggy's; (1) Open Buggy; Buggy Wheels; Buggy Harness; Collars; Rolls of New Fence; Wagon Load of Misc; Hotzy Hot Water Pressure Washer; and more.

Attachments: Forks, Grapple Bucket, Brush Hog, Bale Spear, Rototiller

Shop-Tools: Tool Boxes & Cabinets; Lots of Hand Tool, Craftsman, wrenches, sockets; Snap-On Valve Grinder; Pipe Wrenches; Crescent Wrenches; Hammers; Set of 3/4" Lg Sockets w/ Breaker Bar; Graysmills Electric Parts Washer; Grayco Painter; Work Benches; Metal Band Saw; Organizers; Portable Fuel Tank w/ Pump; Ladders; (2) Engine Stands; and more.

Household: Pioneer Princess Cook Stove; Maytag Square Tub Washer; Rocking Charis; Gliders; Chairs; Baby Crib; End Tables; Tupperware; Pots & Pans; (2) Dressers; (3) Set of 12pc Chinaware; Oil Lamps; (4) Wind-Up Clocks; Vintage Couch; Glassware dishes; 5-Gallon Buckets; Blackstone Type Griddle; Patio Set; Cedar Chest; Bar Stools; and more.

Auction Note: Having purchased a property out of state, we will sell the farm and a good lineup of equipment and personal property. Some of the equipment and personal property is consigned by family members and may not be onsite until close to the auction. The auction will start at 10 with household items and tools, real estate sells at noon, and the equipment will follow. Additional information is available at www.RES.bid.

