

Gruver Personal Property

Vehicles – Equipment – Tools – Collectables – Household



Vehicles: 2008 Buick Lucerne CX, 4-door, power windows & locks, V6 3800 engine, 18,789 miles; '04 Chevy 1500 regular cab pickup, 2wd, 61,724 miles, rough; 96' Harley Davidson 1200 Sportster.

Equipment – Tools – Farm Items: Cub Cadet GTX 2000 lawn mower, hydrostatic, 50" deck, Kohler engine; 3pt blade; 3pt bale mower; section of head locks; IH 4 bottom plow; 8' 3pt brush hog; (2) flatbed wagons; hydraulic cylinders; barbed wire; wood fence post; fencing supplies; IH toolbox; balance beam scale; canoe; corn sheller; Stihl MS310 chainsaw; Porter Cable Tiger saw; ratchet straps; hydraulic fittings; ATV jack; hand seeder; tarps; large electric drill; screw jacks; Coleman 20gal air compressor; air tank; anti-freeze; oils; sprays; pitch forks; broom; rakes; gas cans; aluminum ext. ladder; Craftsman rolling toolbox; wrenches (mainly Craftsman), sockets; pliers; bikes; assorted hand tools; and more.

Furniture: picture & frames; full size bed; dresser; sofa table; chairs; dining table; wicker backed chairs; dining hutch; like new lift chair; recliner; recliner couch; desk; end tables; bookshelves; flatscreen TV; organ; GE ringer washer; and more.

Collectables & Household: pitcher pumps; glass insulators; primitive tools; Homeo figurines; typewriter; Awia stereo system; Fender Gemini III guitar; small crocks & jugs; 10gal crock; (2) 8gal crocks; ball gloves; vintage Cleveland Indians items; hay hooks; cast pots w/ stands; milker; Rogers 40pc Silver set; silver-plated serving platters & cups; pots; pans; casserole dishes; flatware & kitchen utensils; bedding and linens; Christmas décor; camping chairs; hand crank meat saw; BB guns; hats; fishing poles; Polaris telescope & stand; sweeper; walker; large assortment of household items; good assortment of kids toys; Ertl toy tractors and farm equipment; farm sets; Lincoln logs; board games; play sets; dolls; books; and much more

Taxes: Ashland County parcel number D11-002-0-0016-00, Jackson Township, Black River Local School District. Annual taxes based on CAUV are \$5,201.34 and will be prorated to the day of closing.

Real Estate 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. The buyer is responsible to pay for any plot plans and/or soil tests required by the county, if any. Additional details are available at www.RES.bid.

AUCTION BY ORDER OF THE CHARLES BRUCE GRUVER ESTATE
ASHLAND PROBATE #20241213 -
BEN GRUVER, EXECUTOR -
CLINT LEIBOLT, ATTORNEY
LIC # 2022000271



ANDY WHITE – DREW TURNER –
JAKE WHITE – MARY HARTLEY –
SETH ANDREWS. BROKER

www.RES.bid (833)SOLD-RES



Open House: The homes will be open for inspection on Thursday, November 14th 4-5:30PM. For a private showing, call **Andy White at 419-651-2152**. You may pick up a brochure in the info box on the property and walk the land at your leisure.

Auction Note: The auction will start at 10 AM with collectables and household items, followed by tools, then Real Estate at noon. The vehicles and equipment will sell immediately following the Real Estate. Pictures and details will be available at www.RES.bid as they are available.

Terms on Personal Property: 5% buyer's premium waived for cash or check.



GRUVER
FARM
and
PERSONAL PROPERTY
AUCTION
ASHLAND COUNTY



- 2 HOMES – POND
- TILLABLE – WOODS
- BUILDING LOTS – 6 PARCELS

Saturday,
November 30th
PERSONAL PROPERTY 10 AM
REAL ESTATE 12 NOON

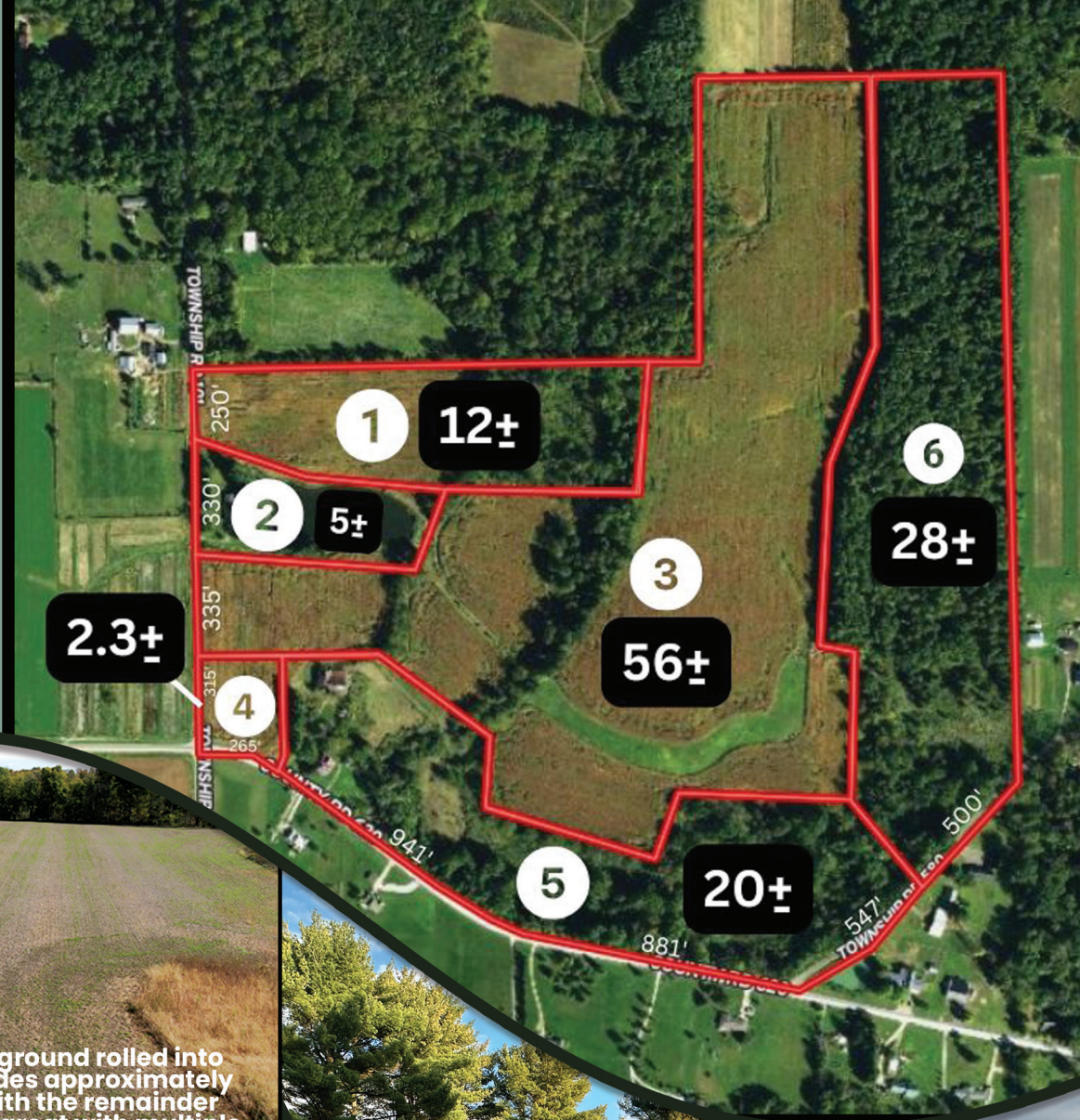
www.RES.bid (833)SOLD-RES



The auction will be held on location at **601 Township Road 101, West Salem.**

From State Route 42 just southwest of West Salem, take Wiley Road to Twp Rd 101 or from State Route 89, take County Road 620 east to 101.

Watch for RES signs.



Parcel 1: Building Lot and playground rolled into one. This 12-acre parcel includes approximately 7 acres of open tillable land with the remainder wooded ravine. The setting is great with multiple sites to construct your home and buildings overlooking the pond.

Parcel 2: 5 acres with a ranch home and a great pond. Add your own carpet, paint, and cosmetic updates to the home, while enjoying the peace of mind that comes with the provided upgrades. This property features geothermal heating, central air, a metal roof, and access to Rural Lorain water. The home offers a good layout with 2 bedrooms and a full bath at one end of the home with the master bedroom and bath on the opposite end separated by the living room, kitchen, and dining room. Additional amenities include first floor laundry, attached 2 car garage, and a full basement where additional living space could be finished. With a secluded setting overlooking the nearly 2 acre stocked pond, the only downside to this piece is getting your friends and family to leave. The home currently has Rural Lorain water from the tap on parcel 5. The new owner will have 4 months to provide their own water source.



Parcel 3: 56 acres nearly entirely tillable. The Muddy Fork and a tree line separate this parcel into 3 fields. Add this to your existing operation or start fresh and build your own farm.



REAL ESTATE: Woods, pasture, tillable land, homes, pond, and opportunities are just a few of the attributes of this farm. Offering a total of 123.3 acres in 6 parcels allows you the ability to purchase just what you desire. The appealing character of this land is highlighted by the Muddy Fork River running through the property, which creates fertile tillable bottom ground and provides an ideal landscape for illusive whitetail deer. The farm then rolls into wooded hillside on the east and additional tillable land to the west. Bring your vision of the future, and this farm will serve as the perfect canvas to turn those dreams into reality. The farm will be offered in 6 parcels as well as in combination, selling to the highest bidder regardless of price.



Parcel 4: A 2.3 acre building lot on the corner of Township Road 101 and County Road 620. Water and utilities at the road offer a convenient manageable building location.

Parcel 5: 20 acres with the original two-story farmhouse. The character the home offers is hard to duplicate. The home has been used as a rental for several years and is ready to be brought back to life. With 4 bedrooms, a full bath, large rooms, and tall ceilings, turning this into your family home will be a lot of fun. The 20 acres with this parcel is wooded pasture land bordering the Muddy Fork. An old barn is ready to be razed for your new buildings to house your big boy toys. Add your livestock and a tree stand creating the ideal country life.



Parcel 6: 28 acres of woods with 500 feet of frontage on Township Road 580. Affordable hunting and recreation opportunities abound with this parcel.

