

Note: Join us for a good farm auction on the 21st with a large inventory from the house, shop, and barns. The household, tools, and smaller items will start at 10AM with the main line of equipment selling after the real estate at approximately 1:00 PM. Bring a friend as we will sell double most of the morning. Details available at www.RES.bid



PERSONAL PROPERTY
FARM EQUIPMENT
JD TRACTORS



JD TRACTORS
FARM EQUIPMENT
PERSONAL PROPERTY

Tractors/Combine/Trencher/Backhoe: John Deere 4755 MFWD tractor, C/H/A, 15 spd powershift, 3 remotes, 1000 pto, 3pt quick hitch, duals (18.4R46), frt weights, new interior, digital hr meter shows 837, actual hrs unknown; John Deere 4630 2WD, C/H/A, quad range trans, 3 remotes 1000 pto, duals (20.8-38) hours showing 8,479; John Deere 5085M open station, sync shuttle Plus trans, 2WD, dual remote, 540, 16.0-30 rears, only 805 hrs; John Deere 4000, open station, diesel 2WD tractor, dual remotes 540/1000 pto, duals (18.4-34) 8 spd trans, showing 1,376 hrs; John Deere 2150 2WD tractor w loader left hand reverser showing 8,766 hrs; John Deere 2030 tractor 2WD; John Deere 4420 combine, diesel, 4,217 hours; John Deere 213 12' grain head; John Deere 4 row corn head; Vermeer V4150A ride on trencher/backhoe, angle blade, diesel, showing 799 hrs hrs unknown; Case 580B loader backhoe runs and digs but not fancy 80" front bucket, 24" hoe bucket.

Hay Equipment/Misc Equipment: John Deere 336 small square baler w/ JD BE300 thrower, green savor applicator; New Holland 157 2 basket tedder; nice John Deere 820 Moco 9' haybine, rubber rolls; (2) 18" kicker hay wagons; Cagle 48' field sprayer w foam markers; 12' liquid applicator; 12' stalk chopper; Killbros 375 and 385 gravity wagons with extensions; JD sickle bar mower, John Deere 455 hydraulic push manure spreader; JD 618 6' brush hog; Winpower 25kw pto generator; Ex-cell hot pressure washer; AO smith slurry store tanker 3200 for scrap; scrap pieces and piles.

Mower/Tools: Scag freedom z 60" zero turn mower 30 hp; misc 18" cultivator pieces 7-7.5 ft long; assorted shop tools; extension ladders; 250 gallon electric and gravity fuel tanks; acetylene torch set; Craftsman air compressor, lawn tools; shop full of supplies and misc.; and much more.

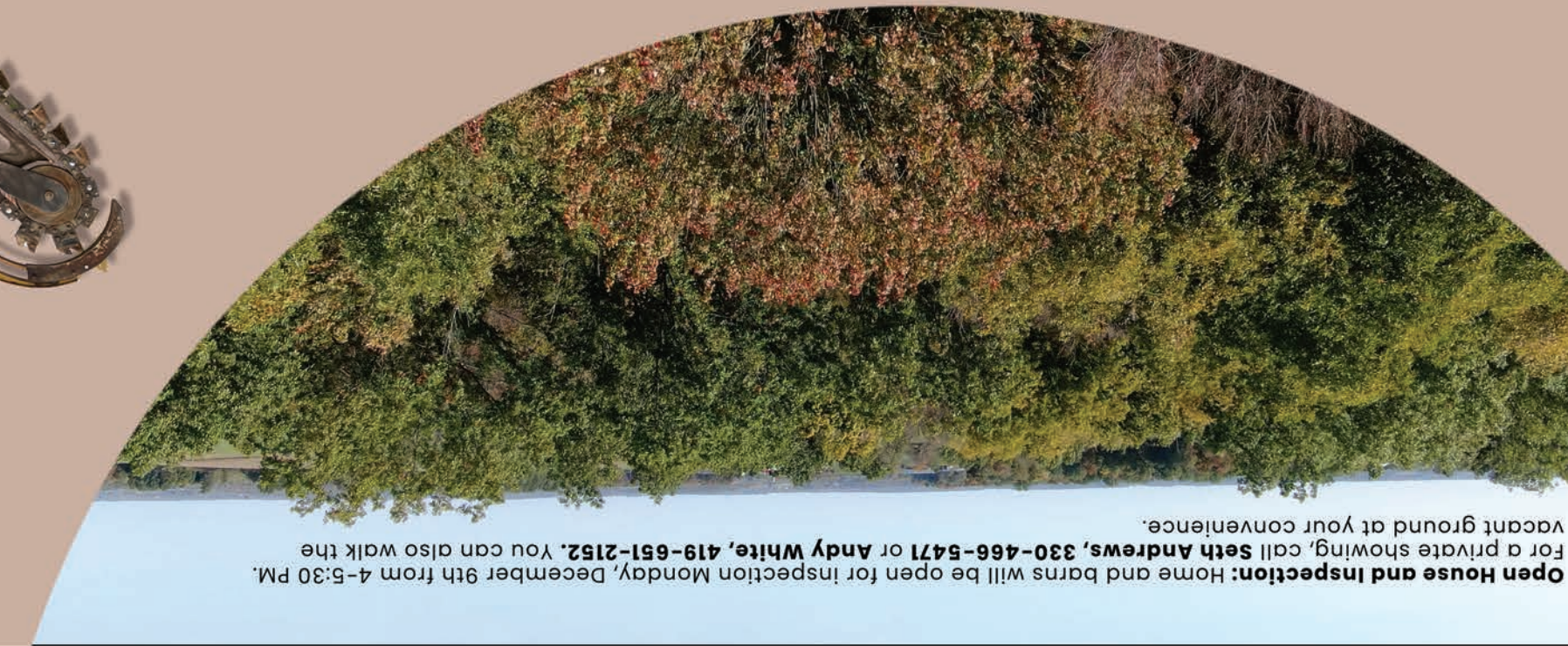
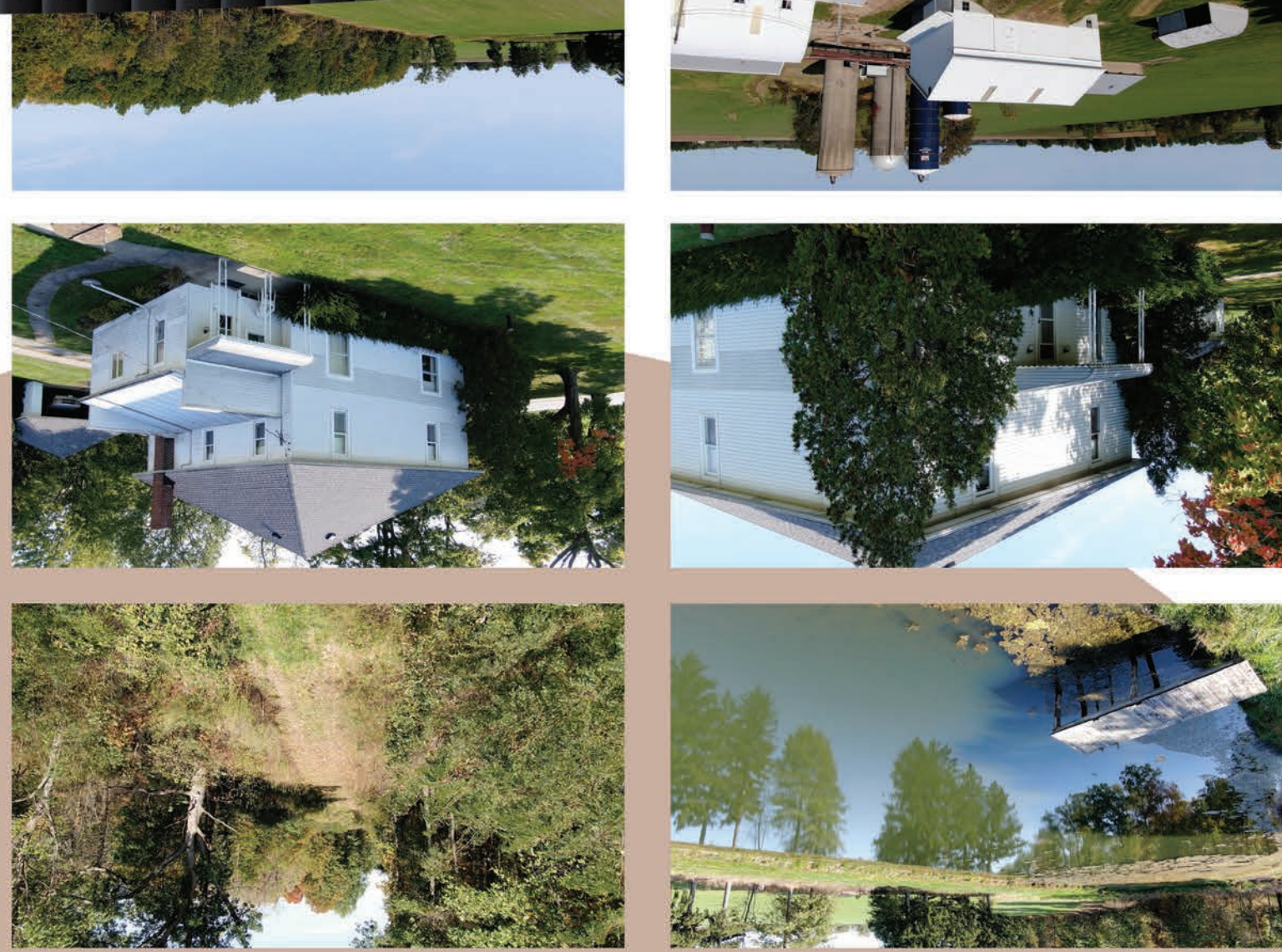
Household Items: drop leaf kitchen table and chairs; leather recliner; flexsteel couch; glider; knee hole desk; cedar blanket chests; queen- and full-size bedroom suites; Singer sewing machine; misc glassware; China sets; dishes; fiatware; misc kitchenware; collectables; household misc.; and much more

Trucks: 1961 Ford C700 grain truck single axle, 15' bed 40" steel sides 10" wood ext and tarp; 1972 Ford 700 grain truck single axle 16' bed 40" sides gas showing 83k miles; 1998 Chevrolet Cheyenne 2500 single cab pickup 4WD showing 182k.

Planting/Tillage: JD 7000 planter dry frt, 6 Row, 30" spacing, meters, markers; nice JD 750 grain drill, yetter markers, 7.5" spacing, dolly; Case IH 5300 grain drill; Case IH 22' transport disc, walking tandem axles, rear hitch and hydraulics, nice; nice Remlinger 24' double rolling basket harrow; JD 10' 9 shank disc chisel with custom 2 shank wings; John Deere 2600 4 bottom, semi mounted, adjustable plow, Brillion P-10 12' cultipacker, JD 12' cultimulcher, JD 400 15' rotary hoe.

Terms: We require a non-refundable down payment of 10% of the purchase price at the close of the auction with the balance due in full at closing within 60days. A 10% buyer's premium will be added to the final bid to determine the final purchase price. The parcels will be offered separately and together and sold how it brings the most. There are no financing contingencies, and the property sells as-is where is based on your own inspections. All inspections need to be completed prior to bidding and the buyer is responsible for any soil tests required by the county or plot plans should you wish to build. **Taxes & Legal:** Parcels include 22-00162.000, 22-00163.000, 22-00164.000, 22-00165.000, 22-00166.000 Congress Twp Northwestern Local Schools and Parcels 24-00024.000, 24-00025.000 Congress Village-Congress Twp-Northwestern Local Schools. The current annual taxes on the entire farm based on CAUV are \$6755.50 and will be pro-rated to the date of closing. **Possession:** Possession of the farm will be at closing. **Title:** The sellers will provide a warranty deed with certificate of title at their expense and offer to split the fee for an owner's policy of title insurance. **Survey:** There will no expense to the buyer should the farm sell in pieces and need a survey for transfer.

Mineral Rights: All mineral rights owned by the seller will transfer to the buyers subject to any leases of record.



Open House and Inspection: Home and barns will be open for inspection Monday, December 9th from 4-5:30 PM. For a private showing, call Seth Andrews, 330-466-5471 or Andy White, 419-651-2152. You can also walk the vacant ground at your convenience.

SATURDAY, DECEMBER 21ST
CHATELLES @ 10AM
REAL ESTATE @ 12 NOON



184 +/- ACRES -
HOME & BUILDINGS -
TILLABLE -
RECREATIONAL -
BUILDING LOT -
5 PARCELS

CONGRESS TWP -
NORTHWESTERN LOCAL
SCHOOLS

Online bidding available at
RES.bid for the Real Estate & Equipment.

184 ACRES



CRUMLEY ABSOLUTE
REAL ESTATE
& FARM EQUIPMENT
AUCTION



Real Estate: The farm is located just west of the village of Congress with frontage on SR 539. The farm offers 184 acres of fertile, high- percentage tillable land, a solid homestead and set of buildings, and a unique recreational/hunting piece where the family has enjoyed rewarding whitetail hunts and family outings.

This is a wonderful opportunity to expand your farming operation, invest in quality real estate, purchase your home and hobby farm, or snag a piece of recreational ground that's not too large to afford but big enough to get away and play.

This will be a great auction and a wonderful finish to 2024, we hope to see you there.



Parcel 1: Consists of 10.3 acres and all the improvements on the farm. The 2-story farmhouse has 2,312 square feet of living space with 4 bedrooms and a full bath. The home is extremely solid and has been well cared for. While it is poised for your updates and personal touches, the woodwork and farmhouse character offer an inviting canvas to call home. Once used as a family dairy, the farm offers several versatile buildings. The bank barn stands tall on a solid foundation, offering ample square footage on both levels. A highly functional shop and several additional buildings allow plenty of space to work on and keep your equipment protected from the weather. This home and buildings could serve several purposes for you and your family.



Auction held on location at 10767 Congress Rd, West Salem, OH 44287. Located on State Route 539, West of Congress and Southeast of West Salem.

Parcel 2: 79.8 acres of slightly rolling tillable ground with great access. The land has seen good improvements with spot tiling, natural water ways, and fertilizer applications. It is a rare opportunity to obtain this size and quality of field in one piece.



Parcel 3: A very interesting 22.4 recreational piece. The family has dedicated significant time to this farm, harvesting numerous deer, with most coming from this wooded area. Access to the property comes directly off 539, providing not only the wooded area but also a small pond and an open space, perfect for setting up a cabin, parking a camper, or simply sleeping under the stars.



Parcel 5: The only piece on the south side of 539 containing 15.1 acres of flat systematically tilled, tillable ground. If you're seeking a country setting to build your dream home along with a shop and barn, or this property could be the perfect addition to your existing farmland.

If you're looking for quality farmland or a country property with convenient access, this one is worth a look. Wooster and Ashland are just minutes away, and for those who commute north or south, US 71 is only a minute or two from the property. Grid sampling was just completed this fall and the fertility tests will be available to any perspective purchaser. This will also offer the opportunity for the new owners to capitalize on the section 180 depreciation. Call for details.

Parcel 4: Another great agricultural piece consisting of 59 acres of rolling tillable ground with natural waterways, spot tiling, and frontage on 539. Take advantage of the opportunity not only to buy 1 but 2 high percentage tillable pieces.

