

# Besancon Farm Auction

**68± ACRES**  
Offered in 6 Parcels  
& FARM EQUIPMENT

**FARM EQUIPMENT**

**SKID LOADER – TRACTORS - DUALY – GOOSENECK - JEEP:** Good Gehl 3635 D. skid steer loader w/material bucket & aux. hyd., hand controls, and only 2075 hrs.; Bale spear and bale fork to sell separate; IH 656 Gas tractor w/Hydrostatic trans., 3 pt., ps, 16.9x30 rears, heat houser, hrs. 7663, good condition; Case SC gas tractor (older restoration); AC B gas tractor w/Woods belly mower; Clean Red '96 Chevrolet 1 T. dually w/5.3 Vortec V-8, auto, 4x4, ext. cab, cloth interior, 8' bed, gooseneck & Reese hitches, only 42K miles; '00 Elite 7x16x7H alum. gooseneck livestock trailer w/ctr. gate and side door; '90 4x4 Jeep Wrangler w/5 speed manual trans., 6 cyl., soft top, 183K, (used around the farm); '99 Chevrolet S-10 4x4 pickup w/ext. cab, auto. trans., 120K; 10 IH suitcase wts.

**FARM EQUIPMENT:** NH 489 haybine (good rolls); NH 256 rol-a-bar rake; NH 273 square baler w/super sweep & hyd. control kicker; 7x16 pipe rack bale wagon (wooden sideboards included); NH Crop Chopper 38 6' flail chopper; NH 450 3 pt. sickle bar mower; 24' dbl. chain elevator; IH mod. 420 3 pt. 3x14 mtd. plow; IH mod. 510 3 pt. semi-mtd. 4x16 plow; IH 12' transport disk; 3 section springtooth; IH mod. 56 4RN corn planter w/dry fertilizer & insecticide; Artsway mod 325 port. grinder/mixer; NI mod. 3618 single axle manure spreader w/hyd. end-gate, T-Chain web & poly floor; 2 smaller Killbros gravity wagons; 3 pt. post hole digger.

**TRAILERS + FARM & SHOP MISC.:** 8x16 Tri-axle gooseneck grain/livestock trailer w/elec. over hyd. dump bed, livestock rack & loading ramp included; 6x10 tandem axle wooden rack livestock & utility trailer; 7x14 steel bed wagon; 6x8 steel dump trailer w/2'sides; 6x6 & 4x6 single axle trailers; 10', 12' & 14' port. bunk feeders (various condition); JD 306 6x30 transport auger w/motor; 20' single chain conveyor on dolly; 3 pt. frame w/ball hitch to move trailers; 3 pt. bale spear; 12K Watt PTO generator on 3 pt. frame; Onan powered 5300 watt Winco generator; Fast hitch carry-all; Oxy-Acetylene tanks & torch set; Lincoln stick welder; Guardian bench mtd. drill press; DeWalt chop saw; Craftsman 10" radial arm saw; port. air compressor; air hose & retractable reel; assorted hand & power tools; shop misc.; wheel barrow; 300 gal. horizontal gas tank on skids w/elec. pump; plastic strap binder; 5 - 7'x8' wooden platforms; Sinclair gas pump

**HORSE RELATED:** Foal Birth Alert w/2 transponders; Hafinger leather team harness; 1 horse spring wagon; Bobsled; Western saddle; Pioneer cart w/bench seat, fenders, brakes, and shaft (Hafinger Size); MVE 16 week semen tank & breeding kit.

**CHATTEL TERMS:** Cash or Check, LUNCH STAND, Visa – Mastercard –Discover-Am. Express 5% Buyer Premium Waived for Check or Cash

RAY BESANCON, OWNER - 330-317-3113



# Besancon Farm Auction

Wayne County, Ohio  
**REAL ESTATE & FARM EQUIPMENT**

**68± ACRES**  
Offered in 6 Parcels



6710 Fredericksburg Rd., Wooster, Ohio

**AUCTION SATURDAY, JUNE 9, 2018**

9AM - Misc. • 10:30AM - Real Estate • Equipment to Follow

**Steve & Seth Andrews AUCTIONEERS**  
5107 S. Jefferson Rd., Wooster, OH 44691  
**330-262-9186**

**NAA Auctioneer**  
**OAA**  
**OHIO AUCTIONEERS ASSOCIATION**  
EQUAL HOUSING OPPORTUNITY

**RES AUCTION SERVICES**  
1197 Glen Dr., Millersburg, OH 44654  
**833-765-3737**

**Steve & Seth Andrews AUCTIONEERS**

330-465-8498 (Steve)  
330-466-5471 (Seth)  
www.RES.bid

**RES AUCTION SERVICES**



# Besancon Farm Auction

## 68± ACRES

Offered in 6 Parcels  
& FARM EQUIPMENT

6710 Fredericksburg Rd., Wooster, Ohio

### AUCTION SATURDAY, JUNE 9, 2018

9AM - Misc. • 10:30AM - Real Estate • Equipment to Follow

FRANKLIN TWP. \* WAYNE CO. \* SOUTHEAST LOCAL

**AUCTION & PROPERTY LOCATION:** Will sell on location 6710 Fredericksburg Rd. (CR 501) Wooster, OH. From US RT 250, travel 2 miles SE of Wooster take Fredericksburg Rd. then south 3 miles to farm or from Fredericksburg take Fredericksburg Rd. north 3 miles.

**REAL ESTATE:** One of the best to come to the auction market in some time. Good buildings, wonderful location, excellent land, parcels ranging in size from 5 acres to 27 acres with outstanding western views. Mark your calendars – You won't want to miss this one.

**PARCEL #1:** The farmstead on 27.7+/- acres of land w/375' frontage on Fredericksburg Rd. The home is a smaller Bungalow type home w/3 BR's and a 2 car detached garage. First floor has kitchen, dining area, LR, 2 BR, and full bath. Upstairs is finished as one bedroom. There is a full basement and small patio. The livestock facility includes a goo 40'x60' bank barn with attached 48'x56' shed on the east side and 34x60 lean-to on the south side. There are 8 – 10 box stalls under the bank barn and 10 – 12 tie stalls in the east shed. The balance of the shed is open loose housing last used for beef cattle but adaptable to anything. Enhancing the amenities further is a 40'x68' machinery shed w/20'x40' shop area. Approximately half of the acreage is woods with the bulk of the open land currently fenced for pasture.

**PARCEL #2:** This parcel joins parcel #1 to the south and consists of approximately 16.3 acres of open land w/ 291' of frontage on Fredericksburg Rd. The land is currently in hay w/some pasture and provides a super elevated building site. This parcel would be a great land addition to parcel one.

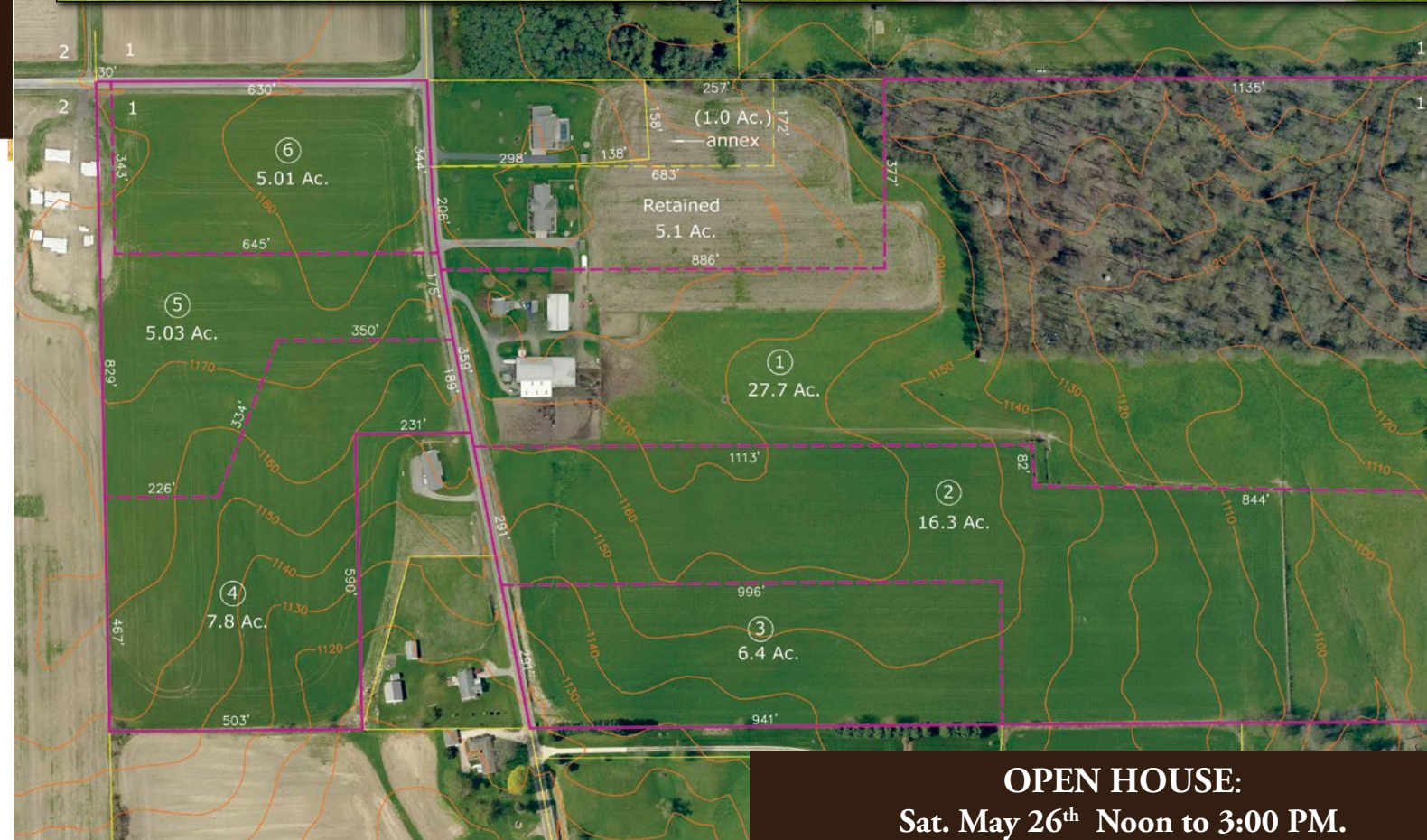
**PARCEL #3:** Talk about a beautiful country lot – this 6.4 Acre piece will get you excited. There is 291' of frontage on Fredericksburg Rd. with the land rising up from the road to a nice ridge with an exceptional western view.

**PARCEL #4:** 7.8 Acres of open land on the west side of Fredericksburg Rd. w/189' of frontage. The terrain rolls to the south with a variance of approximately 50' from the high point to the bottom. Currently all farmed in hay.

**PARCEL #5:** 5.03 Acres just to the north of Parcel #4 w/175' of frontage on Fredericksburg Rd. plus a 30' owned strip providing access to Nonpariel Rd.

**PARCEL #6:** 5.01 Acres at the corner of Fredericksburg Rd. (344' frontage) & Nonpariel Rd. 630' frontage.

**COMMERCIAL NATURAL GAS IS AVAILABLE TO ALL PARCELS THROUGH KNOX ENERGY**



**OPEN HOUSE:**  
 Sat. May 26<sup>th</sup> Noon to 3:00 PM.  
 Other showings by appointment.  
 Call Steve Andrews at 330-465-8498 – Seth Andrews @ 330-466-5471 RES Auction Services @ 330-674-7610.

**METHOD AND ORDER OF SALE:** Parcel #1 selling first by the dollar – then parcels 2 & 3 selling by the acre with bidders choice and privilege. First combination offered will be Parcel 1&2 - then a combination of parcels 1 – 2 & 3. Next to the west side of Fredericksburg Road selling parcels 4, 5, & 6 by the acre with choice and privilege. Next step – a combination of parcels 4, 5 & 6. Finally a combination of all 6 parcels

**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 45 – 60 days. There is a 3 % Buyer's Premium in effect for this auction. 3% of the top bid will be calculated and added on to determine the contracted selling price.

**TITLE:** The seller will provide at his expense a warranty deed and certificate of title and split the fee for an owner's policy of title insurance.

**TAXES:** The taxes on this farm will be pro-rated to the date of closing based on it's current CAUV value. Any tax recoupment for parcels no longer qualifying for

the CAUV program will be a buyer's responsibility.

**SURVEY:** A new survey will be provided for the entire farm and for each new parcel and will be paid for by the seller. The seller will also pay for the soil evaluations and plot plans for the lots requiring them.

**POSSESSION:** The land is being farmed and acreage planted to grain crops will be reserved for the tenant farmer. Possession of the hay ground will be at closing. Also possession of the home and buildings will be at closing. The home is currently rented.

**MINERAL RIGHTS:** All mineral rights owned by the seller will transfer to the buyer at closing subject to any leases of record. There are no current oil and gas leases on the farm.

Go To: [www.RES.bid](http://www.RES.bid) for More Information



330-465-8498 (Steve)  
 330-466-5471 (Seth)  
[www.RES.bid](http://www.RES.bid)

