

BANK OWNED GOLF COURSE AUCTION

153.85+/- ACRE GOLF COURSE | CLUBHOUSE | SINGLE FAMILY HOME | MAINTENANCE EQUIPMENT

NATURE TRAILS GOLF COURSE - 6730 N. TOWNSHIP RD. 69, KANSAS, OH 44841



MINIMUM BID PER PROPERTY

WEST SIDE WITH CLUBHOUSE: \$175,000 | EAST SIDE: \$150,000 | SINGLE FAMILY HOME: \$25,000



SATURDAY, NOVEMBER 3 | 10:00AM

PREVIEW & REGISTRATION OPENS AT 8:30AM

REAL ESTATE AUCTION

SAT. NOVEMBER 3, 2018 AT 10:00AM | OPEN HOUSES: OCT. 23RD & NOV. 1ST AT 12:00PM



PROPERTY FEATURES

- 18 Hole Golf Course with Clubhouse
- Banquet Room with Tables & Chairs
- Pavilion with Picnic Tables
- Ponds & Outbuildings
- Seneca County
- 1,456+/- SF Home with 3 Beds
- Not Zoned per Liberty Township
- 153.85+/- Acres on 4 Parcels

IMPROVEMENT DATA

- Par 73: 18 Hole Golf Course with 1 Story Clubhouse
- Maintenance Buildings, Cart Barn (Wood Barn)
- Single Family Residence, & (2) Pump Houses

TAXES AND PARCEL ID

Parcel #1: 6730 N Township Road 69	75.7+/- Acres	Parcel# H26000432520000	Half Year Taxes: \$3,983.81
Parcel #2A: 0 N Township Road 69	72.3+/- Acres	Parcel# H26000432480000	Half Year Taxes: \$1,570.56
Parcel #2B: 0 N Township Road 69	1.918+/- Acres	Parcel# H26000432480300	Half Year Taxes: \$33.95
Parcel #3: 6679 N Township Road 69	1.9+/- Acres	Parcel# H26000432480200	Half Year Taxes: \$492.62



REAL ESTATE AUCTION

SAT. NOVEMBER 3, 2018 AT 10:00AM | OPEN HOUSES: OCT. 23RD & NOV. 1ST AT 12:00PM



METAL CART BARN

General Data

Year Built: 1970
Building Area: 2,400+/- SF
Building Height: 1 Story
Eave Height: 8'
Building Efficiency: Average

WOOD BARN

General Data

Year Built: 1900's
Building Area: 3,000+/- SF
Building Height: 1 Story
Eave Height: 20'
Building Efficiency: Average



METAL BARN

General Data

Year Built: 1990
Building Area: 1,300+/- SF
Building Height: 1 Story
Eave Height: 8'
Building Efficiency: Average

HOUSE DETAILS

General Data

Year Built: 1950's
Building Area: 1,456+/- SF
Building Height: 1 Story
Eave Height: 10'
Building Efficiency: Average
SFR: Assumed 3 Beds & 1 Bath



CLUBHOUSE DETAILS

General Data

Year Built: 1964
Building Area: 6,644+/- SF
Building Height: 1 Story
Eave Height: 10' - 12'
Building Efficiency: Average

Construction Details

Foundation: Concrete Slab
Floors: Poured Concrete or Wood Floors & Carpet
Exterior Walls: Wood, Vinyl Siding
Roof Structure: Wood Truss System Primarily
Roofing: Asphalt Shingle
Exterior Doors: Wood and Aluminum

Mechanical Details

Heating and Cooling: Gas Forced Air
Plumbing: (2) Restrooms
Fire Protection: Fire Extinguishers

Interior Finish

Layout: Clubhouse Bar, Kitchen, (2) Dining Areas, No Pro-Shop. Check In Area At Bar Counter
Ceilings: Drywall, Plaster
Walls: Paneling, Drywall, Plaster
Floor Covering: Carpet, Tile, Wood Flooring
Lighting: Recessed Florescent, Strip Florescent

Site Improvements

Lighting: Building Lights, Pole Lights
On-Site Parking: Asphalt Paved Parking Area

Golf Course

Par 73, Numerous Ponds & Sand Traps

* Restaurant equipment left with the property at the time of closing is included.



LIVE ON-SITE EQUIPMENT AUCTION

BEGINS AFTER REAL ESTATE AUCTION

FEATURED ITEMS:



1 **1991 Chevrolet Cheyenne 2500 Pick-Up Truck**
Miles: 93,270, VIN #: 1GCGK24J6ME177006,
4-Wheel Drive, With Dump Box

2 **John Deere 855 Diesel Mower**
Hours: 3,366, 6' Deck, 3pt. Hitch

3 **John Deere Collar Shift Tractor**

4 **Kubota M4030SU Turf Special Tractor**
Hours: 5,643

5 **John Deere 1600 Diesel Mower**
2001, 10' Deck

6 **Jacobson F10 Tractor Mower**
8' Deck

7 **John Deere Pro Gator 2020**
Turf Spray Applicator Rig

8 **John Deere Gator 4X2**

9 **John Deere 2653B Reel Diesel Mower**
John Deere 2500B Greens Diesel Mower
Rear Steering Axel

10 **Jacobsen Greens King IV Mower**
Hours: 3,398

11 **(25) 2008 Yamaha Golf Carts** YDRA, 8.5 KW, Gas
(12) 2007 Yamaha Golf Cart YDRA, 8.5 KW, Gas
(3) 1999 Yamaha Golf Cart G16A, 7.1KW, Gas
(1) 1998 Yamaha Golf Cart G16A, 7.1KW, Gas

12 **(1) 2008 Yamaha U-Max Medium Duty Golf Cart**
G23A, 8.5KW, Gas

13 **Beverage Golf Cart With OmniCooler Attachment**
14Y

14 **Kubota M 1000 Bucket Loader**

15 **Woods TBW150C 3-Deck Mower**

AUCTION INVENTORY

Acetylene Torches
Aerohot Stainless Steel Table
Air Ratchet
Assorted Rental Clubs
Assorted Sizes Of Culvert Hosing
Bags Of Fertilizer & Turf Food
Bags of Golf Balls
Bags Of Golf Tees
Bales of Straw
Bar Stools
Barrels

Battery Charger For Electric Golf Carts
Bicon Spreader - 3pt. Hitch, Power Take
Off Drive
Billy Goat 2-Wheel Blower
Black Irrigation Hosing & Pipe Assembly
Black Plastic Fencing
Bohn Fan
Box Fans
Box Of New Golf Gloves
Bricks
Bricks & Cinder Blocks

Campbell-Hausfeld Portable Air Tank
Chain Saw Chains
Chairs
Clamps
Clayton Mark Water System Tank
Clear Plastic Sheeting
Commercial Deep Fryer
Commercial Grill
Coolers
Coronado 8 Track Player
Craftsman Air Compressor

AUCTION INVENTORY

Culvert Piping
 (6) Deck Cutting Assembly Accessories
 Diesel Tank With Fil-Rite Transfer Pump
 Drag Harrow Rake
 4" Drain Pipe Tubing
 Drills
 Drive, With Dump Box
 E-Z-Go Golf Cart - Battery/Electric
 Excell 2800 PSI Pressure Washer
 Extension Cords
 Fertilizer Spreader
 Fire Extinguishers
 Freezer Chest
 Gasoline Tank With Fil-Rite Transfer Pump
 Golf Ball Washers
 Golf Cart Signs
 Golf Cart Tires
 Golf Cart Tops
 Golf Cart Parts
 Golf Club Head Covers
 Golf Course Maintenance Equipment
 Golf Course Rules Sign
 Grease Guns
 Green Rollers
 Greens Flags
 Hand Seeder
 Hand Tools - *Ratchets, Socket Sets, Wiring, Floor Jack, Hammers, Screwdrivers, Wrenches*
 Handy Drop Seeder
 Heavy Chains
 High Chair Metal Frames
 Hole Plugs For Golf Greens
 Hosing
 Industrial Air Compressor
 Industrial Plus Blower
 Irrigation Piping
 Jacobson 3pt. B40 Blower
 John Deere 1500 3pt. Aerator - *Serial# TC1500X030218*
 John Deere TC 125 Turf Collection System
 LandPride Power Tiller - *Serial# 203998*
 Large Grill
 Large Hopper Grass Seeder / Fertilizer - *Electric*

(4) Large Wood Benches
 Large Quantity Metal Folding Chairs
 (3) Lawn Rollers
 Leaf Blowers
 Lester Battery Charger
 Leveling Drag
 Levels
 Lincoln Arc Welder
 Locker
 MC Clippings Sweeper
 Metal Fencing
 Metal Filing Cabinet
 (20+) Metal Golf Bag Carts
 Metal Golf Course Signs
 Metal Organizer Bins
 Metal Trash Bins
 Metal Wire
 Meyer Angle V Plow - *Model# SVLD 7.5*
 Misc. Large Tractor Tires
 Misc. Nuts & Bolts
 Misc. Plywood & 2x4's
 Molson Beer Clock
 Monarch Gas Fired Trash Pump
 Mower Bag Attachments
 Mower Blade Sharpener
 Muffler & Exhaust Parts
 Oil Cans
 Par Aide Hole Cutters
 Pitchforks
 Plastic 5-Gallon Buckets
 Plastic Golf Ball Tea Markers
 Plumbing Fittings
 Pool Net
 Poulan Push Mower
 Pulsating Sprinkler Heads
 Push Brooms
 Railroad Ties
 Rain Coats, Work Coveralls, Suits
 Rakes
 Reel Mower Replacement Parts
 Rental Golf Clubs
 Rotary Blade Grinder - *B.G. 121*
 Ryan Greensaire 24 Aerator
 Ryan Textron Sod Cutter - *Vanguard 6HP*
 Ryan Textron Transport Cart
 Sand Trap Rakes
 Scale

Schumaker 10/40/200 Fast Start Battery Charger
 Scrap Metal
 Sears Air Compressor/Paint Sprayer
 Seed Cleaner
 Shovels
 Shovels
 Spare Wheels & Rims
 Sprayer HD2020
 Sprinklers
 Square Side Tables
 Subaru SP-170 Blower
 Supply Wood
 Table Saw
 Tables
 Tool Boxes
 Toro Recycler 22" Push Mower
 Tables & Chairs
 Tractor Tire Chains
 Traffic Cones
 Trash Cans
 Turfco F12D Mete-R-Matic III - *Product# 85423*
 Vacuum
 Various Roto Tillers
 Vices
 Vintage Basketball Hoop
 Vintage Measuring Wheel
 Vintage Toboggan Sleds
 (2) Weed Wackers
 Welding Accessories
 8' Western Pro-Guard Angle Plow - *#60390, ProGuard*
 Western Plow Framework
 2-Wheel Trailer
 Whispering Jet 2-Wheel Blower
 Whiteboard
 Whites Classic II Metal Detector
 Wood A Frame Ladders - *5'-8'*
 Wood Boxes
 (8) 6' Wood & Plastic Benches
 Wood Pallets
 (15) Wood Picnic Tables
 Work Table
 Yellow 3" Agriculture Hosing
 Yellow Rope



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PAMELAROSEAUCTION.COM

REAL ESTATE TERMS & CONDITIONS

10% Deposit of the final bid in the form of a cashier's check or personal check made payable to Community Title, Ltd. **Balance due at closing within 45 Days of Auction.** If registrant is last bidder, the check will be deposited into Community Title's escrow account and credited to Buyer at closing. If Buyer fails to close per terms of contract, the deposit is non-refundable. A 10% Buyers Premium will be added to the last bid to establish the final contract price. The successful bid will be subject to the terms and conditions of a written purchase contract. Seller will furnish a Limited Warranty Deed. Taxes pro-rated. All information in this brochure was derived from sources believed correct, but is not guaranteed. All property dimensions are only approximations. Buyers shall rely entirely on their own information, judgment, and inspection of property and record. Buyer may bring a home inspector to inspect the property during the preview time. Auctioneer and assistants are seller's agent. Auction will be conducted, rain or shine. Any other terms or conditions will be announced the day of the auction and will take precedence over printed matter. **Title Company:** The Escrow Agent will be Community Title, Ltd; 106 East Market Street, Tiffin, Ohio 44883. **Broker Participation:** Broker participation is welcomed - call for registration forms and guidelines at 419-865-1224 or obtain online under Resources. **Privacy Policy and User Agreement:** To view our complete Privacy Policy and User Agreement, please visit our website at www.pamelaroseauction.com.

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PERSONAL PROPERTY / EQUIPMENT TERMS & CONDITIONS

10% Buyer's Premium. Cash, Check, MasterCard, American Express, Discover, or Visa. Full payment is due the day of the auction. Immediate removal at conclusion of auction. All items will be sold "As Is." Buyers shall rely entirely on their own information, judgment, and inspection of property and record. Any other terms or conditions will be announced the day of the auction and will take precedence over printed matter. Removal: Day Of Auction.

ADDITIONAL INFORMATION

- DIRECTIONS:** I-75 South to US 6 Exit, head east to South on North Fostoria Road (US-23) to east on Greensburg Pike to south on Route 58 to east on Route 13 to south on Route 635 to east on Route 1 to south on TR 69.
- AUCTION DAY:** Preview & Registration Opens at 8:30 am
- ASSOCIATES:** Michael Murray, Broker, Auctioneer, CAI, GRI & Pamela Rose, REALTOR®, Auctioneer, AARE, CAI

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