

TRACTOR - EQUIPMENT TOOLS - HOUSEHOLD

TRACTOR - EQUIPMENT: Farmall 706 diesel tractor, narrow front, 8F4R, TA, 540/1000, 3 pt., single remote, 18.4-34 rears, showing 2,014 hours, (ser.43242 S-Y); MF combine chassis with Perkins 540 diesel engine (runs) shows 1,908 hours; pull type dump trailer, 540 pto: flatbed hay wagon; 5' 3pt brush hog; 3 pt post hole auger (missing pto); HD homemade wood splitter; T-posts; assorted metal gates and panels; paddle boat; Honda HRN 216 push mower; and more.

TOOLS: Engine Ear II; Milwaukee Sawzall; Milwaukee magnetic core drill; bench grinder; bench top drill press; Ryobi 10" table saw; miter saw; Taumel power riveter; assorted power tools; assorted hand tools; gear pullers; c-clamp; porta power; post drivers; milling machine index; Ingersoll-Rand T30 industrial air compressor (3 phase); torch cart; Troy Bilt Tuffy rear tine rototiller with Tecumseh engine; MTD 5hp chipper/shredder; Generac SV-2400 generator; Craftsman pressure washer; older trash pump; trash pump hoses; ladders; castors; 2 wheel cart; push seeder; and more.

HOUSEHOLD: Refrigerators; recliner; maple table and chairs; dressers; chest of drawers; night stands; 3 corner glass door cupboard; exercise bike; lighted Christmas yard décor; Moon Cool tricycle; HD stainless cooking grate; coolers; Char-Broil propane smoker; Cookshack electric smoker; Convection Heater; jars; glassware; kitchen supplies; Tupperware; graniteware; ice cream makers; and more to be discovered.

AUCTION NOTE: Michael is downsizing and selling his surplus items. Personal property starts at 4 pm with Real Estate at 5:30. Tractor and equipment will sell after the real estate. Pictures are available at www.RES.bid.

PERSONAL PROPERTY TERMS: Cash, check, or credit card. A 5% buyer's premium will be waived for cash or check.



50 ACRE NORTHERN ASHLAND CO. GENTLEMAN'S FARM *Absolute Auction*



833.SOLD.RES | WWW.RES.BID

LIC# 2022000271 | 10 % REAL ESTATE BUYER'S PREMIUM



REAL ESTATE WILL SELL LIVE WITH
ONLINE BIDDING @RES.BID

THURSDAY, JULY 17TH
PERSONAL PROPERTY @ 4PM
REAL ESTATE @ 5:30 PM

Andy White – Drew Turner – Jake White – Mary Hartley
Gavin Cooke – Seth Andrews, Broker

50 ACRE NORTHERN ASHLAND CO. GENTLEMAN'S FARM *Absolute Auction*

GOOD HOME & OUTBUILDINGS 2 PARCELS - TILLABLE - WOODS - 3 PONDS

Auction will be held onsite at 92 State Route 58, Sullivan, OH. Located just north of Sullivan.

REAL ESTATE: Offered in 2 parcels and in the entirety, this charming 50-acre farm will sell to the highest bidder regardless of price. Included with this property is a country peacefulness offering a multitude of enjoyment. Do yourself a favor and take a walk in the woods, stand overlooking the pond, and loose yourself dreaming of your future on this property.

PARCEL 1: 10.4± Acres with the home, buildings, ponds, efficiency apartment, and a lifetime of enjoyment. The two-story farmhouse offers move in condition with great country character. The main level boasts an open kitchen dining room, living room, family room, dual pocket doors, and a full bath. The second floor has 4 bedrooms, a remodeled full bath, and staircase access to the floored attic. Additional amenities include dual heat sources with a propane furnace and wood burner, updated electric panel, public water, great wrap around porch, and a two-car garage attached through a convenient mudroom. The home is extremely solid and ready for your personal cosmetic preferences.

Once outside the home, the true country lifestyle takes shape. The hip roof barn is ideal for livestock, horses, and other uses, while a 3-sided building adds ample equipment storage. A 24'x36' outbuilding has been converted to an efficiency apartment perfect for aging parents, aging kids, rental income, or a great party pad. The building has separate utilities aiding in the possibilities of rental income.

The 10.4± acres included with this parcel accents the character of the homestead well with mature trees, tillable land suitable for pasture, and 2 stocked ponds. The larger pond offers a dock, electric service, water well, and a small dock building. Friends, family, fishing, fires, and Friday evenings, see for yourself the enjoyment this property has to offer.

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PARCEL 2: 39.6± acres offering the perfect balance of functionality, natural beauty, and potential. Whether you're looking for a recreational getaway, unparalleled tranquil future homesite, or the chance to start your very own mini farm, this parcel checks all the boxes.

Approximately 17.5 acres are tillable, ideal for hobby farmers, gardeners, or those wanting to generate income from the land. The remaining 21.5 acres are beautifully wooded with rolling terrain, providing privacy and the perfect habitat for the diverse wildlife.

Hunters and outdoor enthusiasts will love the feel of the woods—it's an excellent place to hang a tree stand and wait for that trophy buck. The property also features a fully stocked pond, great for fishing, relaxing, and adding charm.

With multiple potential building sites, this land is not only recreational but also provides an awesome secluded setting for your dream home, cabin, or mini farm.

Whether you're interested in farming, hunting, building, or simply enjoying nature, this versatile property is full of possibilities and waiting for someone to make it their own.

OPEN HOUSE: The house and outbuildings will be available for preview Monday, June 30th 5-6:30PM. Pick up a brochure and walk the land at your leisure. Private showings available through Andy White, 419-651-2152.

TAXES/LEGAL: Ashland County Parcel # M38-015-0-00013-00 located in Sullivan Township and Black River Local School District. The current annual taxes based on CAUV are \$3,048.54 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% of the purchase price at the conclusion of the auction with the balance due in full 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. Please visit RES. bid for additional details.

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