

AUCTION WILL BE HELD ON SITE

The farm located at 12970 TR 474 Big Prairie, OH
15 Miles NW of Millersburg or 15 miles SW of Wooster.
From Nashville, OH travel NE on SR 514 three miles to
CR 373 then left (North) one mile to TR 474 then west
¼ mile to farm or from Shreve, OH follow SR 226 south
to SR 514 then continue SW 3 ½ miles to CR 373 then
north to TR 474 and west to farm.



OPEN HOUSE & INSPECTION:

The farm will be open for inspection on Tuesday evening September 21st from 4 to 7 PM. Other showings are available by appointment. Call Steve Andrews at 330-465-8498, Seth Andrews at 330-466-5471, Jon Mast at 330-763-3883 or RES Auction Services at 833-765-3737.

TERMS: We require a non refundable down payment of 10% of the purchase price at the close of the auction with the balance to be paid in full at closing within 30 – 45 days. There are no financing contingencies. Any desired inspections must be completed prior to the auction. There is a 3% Buyer's Premium in effect for this auction.

TERMS ON CHATTELS: Cash – Check or Credit Card. A 5% Buyer's Premium Waived for Check or Cash.

TITLE: The sellers will provide a Warranty Deed with Certificate of Title at their expense and will offer to split the fee for an Owner's Policy of Title Insurance.

TAXES: The taxes on this farm are currently \$3,789.54 per half year based on CAUV value and will be pro rated to the day of closing.

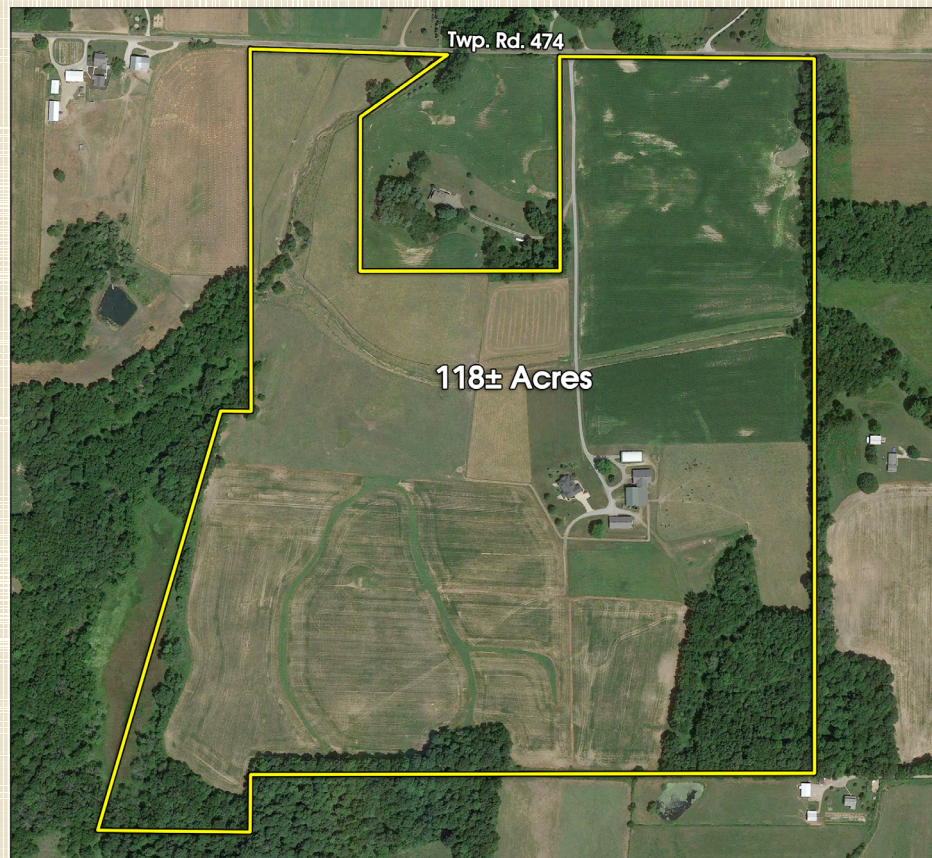
POSSESSION: Immediate upon closing with tenant rights to harvest the growing crop.

CLARK & RUTH SPRANG, OWNERS

Seth Andrews, Broker - 330-466-5471
Jon Mast, Auction Manager 330-763-3883
— Assisting Sales Force —
Andy White - Drew Turner - Brad McGovern — John Kline

LUNCH STAND

www.RES.bid



NOTE: Clark and Ruth have purchased a home in Hilton Head and will be moving after the auction. I've been privileged to market a lot of special properties over my 50-year career in the auction business and this one will rank with the very best that I have ever sold. Please take the time to inspect this farm and attend a great auction.

Sprang COMPLETE FARM DISPERSAL

PREMIER 118 ACRE WESTERN HOLMES COUNTY FARM,
FARM EQUIPMENT & HOUSEHOLD FURNISHINGS

12970 Township Route 474, Big Prairie, Ohio 44611



SATURDAY, OCTOBER 9TH, 2021

9:30 AM MISC. • 11:00 REAL ESTATE
FARM EQUIPMENT TO FOLLOW




**Steve & Seth
Andrews**
AUCTIONEERS
5107 S. Jefferson Rd., Wooster, OH 44691
330.262.9186



RES
AUCTION SERVICES
375 Fry Rd., Wooster, OH 44691
833.765.3737

- 118 ACRE FARM
- 4300+ SQ. FT. CUSTOM HOME
- 4 BEDROOMS, 4 1/2 BATHS
- STUNNING SPACIOUS KITCHEN
- FIREPLACE & SUNROOM
- 4 OUTBUILDINGS
- FARM EQUIPMENT
- HOUSEHOLD GOODS

REAL ESTATE & HOUSEHOLD

REAL ESTATE: Definitely one of the premier western Holmes County farms to be offered at public auction in recent history. Accessed from a long well stoned driveway, the setting is surreal, the improvements are impeccable, the land is productive and in a high state of cultivation. Here are a few of the highlights: 4300 + Sq. Ft. custom built home by builder Carl Finley in 2008. A stunning spacious kitchen with a large island highlights the first floor. The kitchen is open to the living/family room w/fireplace and a sunroom that opens to a stamped concrete patio. As you walk in the front door and entry foyer the formal dining room is on the left and with an office to the right. Oak hardwood flooring accents all of these areas. Other first floor amenities include the master suite, large laundry, 2 ½ baths, pantry, and attached oversized heated two-car garage. At the top of the staircase you'll find a sitting or bonus room plus a bedroom with full bath and 2 bedrooms that share a Jack/Jill bath. Lots of windows provide natural light throughout the home. The home has a full, unfinished walkout basement. The home has central A/C, a zoned hot water heating system and enjoys free gas from a storage well on the farm. The outbuildings include a renovated bank barn with a lean-to and cattle shed added in '07, a hoop barn added in '08 and a pole constructed machinery shed with heated shop/garage bay. All the pastures are fenced with Hi-Tensile fencing and each lot has a Mirafount waterer. This farm sells in its entirety.

HOUSEHOLD GOODS - FREEZERS - COLLECTIBLES: Nice 35 gal. copper kettle w/stand; Set of 6 spindle press back chairs; 4 Bentwood chairs; metal porch glider & rocker; Upholstered chairs; tan davenport; patio table & 4 chairs; set of 4 children's chairs; coffee grinder; coal sad iron; oil lamp; some collectible glassware; floor lamps; English stoneware foot warmers; 5 old solid raised panel interior house doors from the old farmhouse; games; pitcher & bowl; coolers; 2 – 8' Lifetime tables; kids toys; 2 drawer file cabinet; Nightfall framed picture; Hotpoint 13 cu. ft. upright freezer; Kelvinator & Frigidaire 15 cu. ft. chest freezers; Nice Weber nat. gas grill; canning jars; steel shelf; White Mtn. elec. ice cream freezer; Fiberglass laundry sink; 4 pcs. of marble from Morocco; etc.



TRACTORS - SKID STEER - BACKHOE - TRUCK - TRAILER: '07 JD 7420 D. 4 WD Tractor w/full factory cab, buddy seat, power quad. Trans., 18.4x42 radial rears, triple remotes, 16 front wts., 540/1000 pto, 3260 hrs. (Clean & Sharp); '82 JD 4440 D. 2 WD tractor w/full factory cab, power quad. trans., 18.4x38 rears, triple remotes, 8 front wts., 540/1000 pto, 8520 hrs. (Engine overhauled at 8000 hrs.); '82 JD 2640 D 2 WD tractor, ROPS Canopy, 15.5x38 rears, single remote, 8 speed trans.; '50 Oliver 77 gas row crop tractor, hyd., pto, 13.6x38 rubber (Older restoration); Wide front axle for Oliver 77 sells separate; Cat 216 B (47 hp) skid steer loader w/only 1385 hrs. selling w/67" material bucket; Attachments Selling separate – set of Loegering steel tracks, 72" material bucket, manure tooth bucket, pallet forks, 3 prong big bale fork, round bale fork; CAT 416 Diesel 4 WD Loader/backhoe – w/extend-a-hoe, ROPS Canopy, 7' material bucket, 12" & 24" hoe buckets. Hrs. unk. runs and is in good condition; '06 GMC 3500 1 Ton dually single cab truck w/Duramax Diesel, Auto., good rubber, steel flatbed w/gooseneck hitch, 107,000 mi.; PJ 14' 7000 lb. Tandem axle, bumper hitch trailer w/steel mesh tailgate, & SS fenders.

HONDA PILOT - CAN AM SIDE x SIDE - 2 TORO ZERO TURNS - 4 WHEELER - ETC.: '11 Honda Pilot 4WD car w/3.5L Vortec engine, burgundy w/Tan leather, 127K, nice condition; Can Am HD 8 Defender XT gas 4x4 side x side w/winch, roof, windshield, net doors, manual dump bed, 1100 hrs. (VERY NICE); Toro Z Master commercial grade Mod. 3000 zero turn mower w/Kawasaki gas engine 60" deck & 900 hrs.; Toro SWX 5000 Time Cutter Zero Turn mower w/steering wheel, 50" deck, (2 yrs. old, ex. Condition); Polaris 400 Sportsman 4 wheeler w/winch, 415 hrs.; JD 455 D. garden tractor has a mtd. 25 gal. poly tank & 12V pump for spraying & 54" mower



deck – 22 HP water cooled Yanmar diesel w/1010 hrs.; Woods RM 59 3 pt. finish mower; Toro SR4 Personal Pace sp walk behind mower; Agri Fab Lawn Sweeper; Stihl FS 100BL & FS 90/R gas powered weed eaters; Stihl 250C & 046 Chainsaws; Stihl BG 86C blower; Echo Mini Tiller; Honda HS 250 snow blower; pair of alum. folding ramps; Solo backpack sprayer; 15' two man ladder tree stand; 2 Big Dog roof kits.

GP NO - TILL DRILL - MOWERS - BLADE: '94 GP 1500 Solid Stand Center Pivot No-Til Grain Drill 7 ½" spacing, 5070 acres – Good steel; Bomford GT 49 3 pt. rotary flail ditch bank mower (19' reach & Independent Hydraulics); JD 1518 15' Batwing brush hog w/solid trailing wheels; Rhino TW 84 (7') 3 pt. Brush Hog Mower; Bush Hog RG 84 box blade w/Scarifier teeth; Bush Hog mod. 121 – E8 3 pt, power angle & tilt blade w/trailing wheel; (Like New); IH 3 pt. 4 row Danish tine cultivator; 16' flatbed wagon on United Farm Tool gear.

SHOP & FARM MISC.: Pair of Goodyear Ultra Torque 480/80 R x 38 tractor tires (50%); Pair of 46" JD Rims; 2 pasture mineral feeders; Easy Way combination cattle rub, face fly, and mineral feeder; 150 gal Rubbermaid water tank; 6 Concrete Blocks (2' x 2' x 3'); 3 – 8' sections of concrete "J" bunk; few gates; 50 round wooden treated posts; fence wire & other fencing supplies; New white vinyl fence (18 posts + boards); pile of T posts; M – 600 Gallagher elec. fencer & others; pair of cattle hip lifts; 300 & 550 gal. fuel tanks w/elec. pumps; Central Pneumatic 2 hp 150 psi air compressor w/20 gal. tank; Polar Air 3 cyl. air compressor w/60 gal. vertical tank; Oxy/Acetylene outfit; Lincoln 225 stick welder; 2 Werner 20' Fiberglass ext. ladders; Auger Tie Downs; pile of misc. lumber; Rigid Shop Vac; 2 – 8'W x 12' H Barn Doors; Bosch 400 10" table saw w/stand; 12T hyd. jack; assorted hand tools.



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