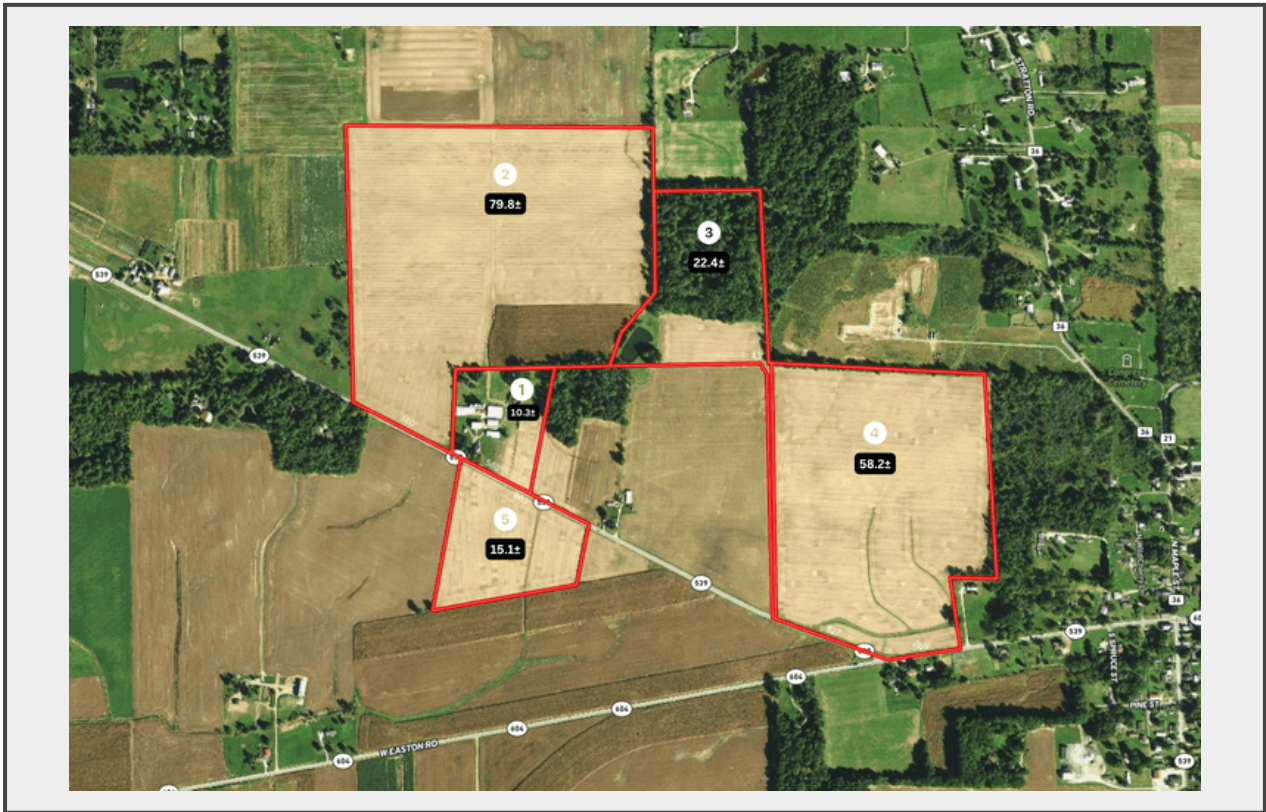


## Sale Name: Crumley Absolute Real Estate & Farm Equipment Auction

### LOT 6 - Parcel 1-5



### Description

**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.

**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 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.

**Parcel 5:** The only piece on the south side of 539 containing 15.1 acres of flat systematically tiled, 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.

**\*\*BIDDING BY THE WHOLE DOLLAR\*\***

**Quantity: 1**



<https://www.res.bid/>