



AUCTION

LEADING THE INDUSTRY SINCE 1945

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SATURDAY – APRIL 24, 2021 – 10:00 AM
REAL ESTATE SELLS AT 11:00 AM

54.5-Acre Monroe Co. Farm In Parcels

MALAGA TWP. – SWITZERLAND OF OHIO SCHOOLS

THREE BEDROOMS – 1 1/2 BATHS – RANCH HOME – TWO-CAR GARAGE – POLE BUILDINGS – OAK & WALNUT WOODS – PASTURE – HAY MEADOWS

Tractors – Backhoe – Trucks – Farm Machinery – Tools – Hoop Greenhouse - Household

Selling for the family of the late Ed & Ruth Ann Lucas.

Absolute auction, all sells to the highest bidders on location:

51820 MOORE RIDGE RD., JERUSALEM, OH 43747

Directions: Take Rt. 800 south of Barnesville or north of Woodsfield to Rt. 145 and east to Jerusalem and south to auction.

Watch for KIKO signs.



Real Estate: All one-owner improvements – sold in parcels.

Parcel #1 – Approx. 2.8 acres with 1,344-sq.-ft., three-bedroom ranch home, 1 1/2 baths, hardwood floors, full basement, new FA gas furnace and central air, built 1971, new metal roof in March, detached two-car garage with full basement, gazebo, like-new steel roof, unlimited free gas from your own well, buyer to post a \$5,000 bond for gas well, storage building, nice setting. Very good water well.

Parcel #2 – 12.6 acres land, 4 acres tillable, westside of road, wooded, fenced pasture with timber and developed spring, 60 X 42 pole building with 32 X 16 lean-to and 48 X 30 lean-to, nice building site. Buildings adaptable to any type of livestock. City water available to all parcels.

Parcel #3 – 24 acres land, hay meadows, woods and pasture with spring development and rolling and scenic.

Parcel #4 – 15 acres land, lays nice, great view, all hay meadows, woods and pasture. Creek in rear.

Come walk them over. Open house on buildings Sat., April 17, 2:30-5:00 PM or Fri., April 23, 2:30-5:00 PM. Maps and details on our website. Mineral rights do not transfer.

TERMS ON REAL ESTATE: 10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed. Property to be sold as Separate Parcels and not to be offered as an Entirety.

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**ALL MEASUREMENTS ARE APPROXIMATE AND
SUBJECT TO ACTUAL SURVEY.**



Tractor - Backhoe - Skid Loader - Equipment: JD 5083E with cab, MFWD, dual remote, H260 loader with bucket & forks, 1,059 act. hrs., like new - JD 2640 rops, 3100 hrs, 2 remotes, 48 loader with bucket, very good - Case Int. 685 with cab, MFWD, 5831 hrs, 3 pt. - JD 2010 diesel, 3 pt., ft. loader - MF 175 diesel, 3 pt., new rubber, 6600 hrs - NH L445 skid loader with Wisc. gas engine - MF 54 tractor loader 320 backhoe, 2 buckets - NH 848 net wrap 4X4 baler, very good - Ag wrap 3 pt. like-new individual bale wrapper - NH 256 hay rake - Kuhn 5R108 speed rake, 8 wheel with kicker wheel, like new - pull-type hyd. fold 4-star tedder, like new - NH 273 sq. baler with belt thrower - 3 pt. 2-spinner Kuhn tedder - kicker wagon and flat-bed hay wagons - JD 1010 dozer with blade - NH 472 7' stub-guard haybine, very good - NH 477 7' reg-guard haybine, good - 14' Dunham harrowgator - Woods 3 pt. 6' brush hog - Int. 10' pull-type brush hog with solid tires - NH 451 7' sickle bar mower - bale spear - very good Donahoe 20 & 4 GN tandem dual wheel equipment trailer HF-24-BT - Corn Pro 16' bumper-hitch stock trailer - MF grain drill - JD 3B plow - 3 pt. Shaver post driver - 18' 2-axle bumper hitch trailer - 10' trans. MF disc - 3 pt. cone spreader - Huskee 6.5 HP 22-ton log splitter, very good - cultipacker



Dodge 4X4 Pickup - Auto - Squeeze Chute - Lawn Tractor: Very good 2013 Dodge Ram 1500 4X4 pickup, reg. cab, 36K miles - 1995 Dodge Ram Cummins diesel, 4WD pickup, 187K miles - 1999 Subaru auto RH 4 door - 2005 Pontiac auto - 1984 Skamper travel trailer - Muller Mixer cement mixer - 1993 VW Cabriolet conv. extra wheels, salvage title - Tarter like-new cattle squeeze chute with head gate - other squeeze chute with head gate - approx. 24 X 48 hoop greenhouse, (purchaser to dismantle) - port. Lincoln arc welder with gas eng. - Acetylene outfit - 12" planer - JD zero-turn mower 48" - (2) JD 212 mowers - JD 112 lawn tractor - skid fuel tank - Toro Classic 12 lawn tractor - 4' Venco fan - Suzuki 250 quad runner - bale feeders - several older lawn tractors and tillers for parts - Mantis tiller - Stihl chainsaw and string trimmer - Fimco 12V pull 25-gal. sprayer - old tillers - 8' truck top for tools - few cut stone



Tools - Guns - Household - Coins: Few US silver coins - Winchester 190 22LR semi-auto rifle - Marlin 30-30 LA model 30AS - Remington Speedmaster 552 22 semi auto - Craftsman stack toolboxes - power tools - wrenches - sockets - floor-model drill press - Lincoln 225 welder - air compressors - power washer - Coleman lanterns - bolt bins - loads of hardware - gear pullers - jacks - 2 dozen pocket and folding knives - Buck hunting knife - Case knife - toboggan - sled - bicycles - 2-3 dozen Longaberger baskets - some furniture - general household items - canning jars - go cart - porta power - ladders - stack T & G barn siding - stack 1" lumber - shelving - loads and loads of hardware and misc. Bring your truck!



TERMS ON CHATTELS: Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or Master Card accepted. 4% buyer's premium on all sales; 4% waived for cash or check when paid sale day. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.



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