



AUCTION

LEADING THE INDUSTRY SINCE 1945

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SATURDAY – OCTOBER 21, 2023 – 10:00 AM
REAL ESTATE TO SELL AT 11:00 AM

Attn: Hunters – Fishermen – Landseekers

125+-ACRE ESTATE WITH QUALITY 4,200 SQ. FT. ONE-OWNER HOME WITH ATTACHED GARAGE – 80 X 160 SHOP BUILDING – HALF HEATED WITH OFFICE & RESTROOM WITH 80' LEAN-TO – 50 X 32 BARN – ADDITIONAL 60 X 60 SHOP BUILDING WITH OVERHEAD DOORS – TWO STOCKED PONDS – WILDLIFE PASTURE – CONNEAUT CREEK RUNNING THROUGH THE PROPERTY – MOSTLY WOODED – CONCRETE DRIVE – NICE SETBACK – FRONTAGE ON TWO ROADS ASHTABULA CO. – MINERAL RIGHTS TRANSFER – SOME TIMBER OFFERED IN 5 PARCELS AND AS UNIT MULTI PAR ONLINE BIDDING AVAILABLE ON REAL ESTATE

Also Selling: John Deere 6140 D 4X4 Tractor – JD 650HLT Dozer – Trailer – Ditch Witch - Autos Contracting Tools - Household

ABSOLUTE AUCTION, All sells to highest bidder(s) on location:

941 FURNACE RD., CONNEAUT, OH 44030

Directions: Take I-90 east of Rt. 11 or west of PA line to SR 7 exit, go south 2 miles to Hatchets Corner Rd. and east to Furnace Rd. and north. Watch for KIKO signs.

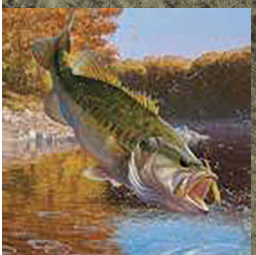


JD TRACTOR – JD DOZER – TRAILER – DITCH WITCH – EQUIPMENT – AUTOS: JD 6140 D C/H/A 4X4 9 sp with power reverser 382 act hrs, 14.9-24 fronts, 18.4-34 rears, front weights, dual remotes sharp – JD 650 H LT dozer 6-way blade canopy, rear hitch, 2971 hrs – 2003 Interstate dual tandem 20 & 5 10-ton trailer all new beams, decking and axles 2 years ago pintle hitch – NH 145 single-beater spreader – Farmax 7' 3 pt rototiller like new – Skidoo Grand Touring 500 snowmobile – Huskee 10 HP 34-ton log splitter – 13.5' Jon boat and trailer – Ford F-250 4X4 V8 reg cab truck with snowplow, auto – 2-axle car hauler trailer – Rhino Athens 12' disc – Ditch Witch RT24 4" X 4' trencher – 2006 Jeep Grand Cherokee Laredo 4 door 159K miles

CONCRETE TOOLS – CONCRETE BARRIERS – CONSTRUCTION ITEMS – PUMPS – TOOLS – ETC.: Kubota gas AV6500 watt generator – port. air compressor – several trash pumps Honda engine – Snow Tek 24" snowblower – hand pallet jack – pallet racking – pipe racks – concrete wire – catch basins – PVC pipe and fittings – wood cribs – (18) 2' X 6' concrete barriers – culverts – drywall jack – Greelee storage box – log tongs – hand tools – lawn tools – ext. and stepladders – shop vac – Stihl TS 400 concrete saw – Ganzer walk-behind concrete saw – gas powered compactor – bottle jacks – propane heater – battery charger – concrete pins – scaffolding – alum. walk planks – alum. ladder rack off F-350 – 12' alum. Tapco brake – bolt bins – Ingersoll Rand 5 HP mod 2340 upright compressor – DeWalt gas powered air compressor – bench-top Lodell drill press – Lincoln pro-cut 55 welder – jack stands – Simplex screwjacks – large vise – torches – Craftsman and Snap-On toolboxes – fishing poles – table saw – Hobart welder – farm gates – Rigid 6" jointer – 10" planer – Craftsman 10" table saw – combination sander – Delta floor-model drill press – gates – assorted hardware and building material – spool of rope – T posts – chicken coup building – metal lockers

FURNITURE – HOUSEHOLD: Nice modern oak dining room table and 6 chairs – metal detector – file cabinets – pine bench – lawn chairs – storage cabinets – sideboard – office desk – printers – hall seat – Howard Miller grandfather clock – 17 1/2" W X 25" H small safe – Foosball and air hockey games – BB game – upright freezer – nightstand – rocker – ant. dresser – drop-leaf table – mini fridge – microwave – etc.

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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REAL ESTATE: 125+ acres total with quality colonial home built in 2001, 4,200 sq. ft. with beautiful maple kitchen with granite countertops, center island, loads of cabinet space, dining room with natural lighting with access to patio, living room with cathedral knotty-pine ceilings, natural lighting with windows, deck access. Beautiful front foyer entrance with large maple spiral staircase, main-level bedroom and full bath. Office or possible second bedroom, laundry room, nice closet space, large mudroom area with storage, private rear office, two-car attached garage. Three second-level bedrooms, main suite with private bedroom jacuzzi tub, walk-in closets. Second full bath, utility room, (2) Geothermal units, (2) drilled water wells, private septic system. Large concrete driveway with concrete parking lot. 26 X 34 horse barn with 12 X 34 lean-to addition on both sides. 80 X 160 pole building half heated with office and restroom, overhead doors. Additional divided shop building 32 X 30 section with restrooms, 32 X 32 and 32 X 40 sections all with overhead doors, concrete floor, furnace, electric. Note: Home and all outbuildings had new shingles in 2020. Mostly wooded with some pasture. Two stocked ponds. Conneaut River running through the property. Loads of deer and turkey. Privacy and nature. Trout, Steelheads, small and large mouth Bass, etc.

Note: A must see! Home and buildings are exceptionally nice. Great setback of the road. Close to I-90. Divided as follows:

PARCEL #1 - 50.5 acres with home and all the buildings. Two stocked ponds. River frontage. Attractive setting. Great hunting and fishing.

PARCEL #2 - 15.6 acres. Frontage on 2 roads. Half wooded with river frontage.

PARCEL #3 - 20.3 acres. Frontage on South Range Rd. 70% open balance wooded with river frontage.

PARCEL #4 - 23.8 acres. 80% open balance wooded. Frontage on South Range Rd. with river frontage.

PARCEL #5 - 15.1 acres all wooded with loads of wildlife.

Shown by appointment or open house on Fri., Oct. 20, 2:00-4:00 PM

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 offered as a Multi Par auction and sold whichever way it brings the most. All acreage is approximate and subject to final survey.

