



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**Saturday - November 18, 2023 - 10:00 AM**  
**Real Estate Sells At 10:30 AM**

**Jackson Family Farm**  
**80-Acre Farm With Pond**  
**MINERVA, OHIO - CARROLL COUNTY**

Also Selling: Dozer - Tractors - 3 Pt. Equipment - Steiner Mower  
Tools - Furniture

ABSOLUTE AUCTION, all sells to the highest bidder on location:  
**1021 Brush Rd. NE, Minerva, OH 44657**

Directions: From downtown Minerva, take Line St. east of the square, right on Murray Ave., left onto Arbor Rd. then left at the "Y" onto Brush Rd. to farm on your left.



Call auctioneer for appointment to view home and property!

**Real Estate:** Farm will sell in its entirety with 80 acres. Quality brick two-story home built in 1887. Four bedrooms and one full bath. Very well-maintained home with beautiful original refurbished wood floors, and new carpet. Kitchen with modern appliances, formal dining room, family room and first floor laundry with stackable washer/dryer. Full walkout basement. New metal roof and updated vinyl windows. Covered front porch with swing overlooking a one-acre pond. Detached heated 28' x 36' two-car shop garage, early bank barn, metal equipment shed 45' x 75', and spring house. Septic installed in 2012. Farm is deed restricted to not be subdivided, and no mobile homes. Terrific setting back off the road with pasture, and mostly tillable land. Nice area of quality homes and farms within minutes from town and SR 30. Call auctioneer for appointment to view home and property. Shown by appointment only. Carroll County parcel #02-0000092. Family owned for many generations, plan to attend!

**ONLINE BIDDING ON REAL ESTATE BEGINS WEDNESDAY, NOVEMBER 15, 2023 AT 10:30 AM**

**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.

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**Also Selling On-Site:** CASE 54 dozer with 6-way blade - Tractor with loader and backhoe - Kubota M6030DT diesel tractor, FWA, cab, loader, shows 3,100 hrs. - Int. 350 gas utility tractor, fast hitch, not running - nice Steiner 440 diesel mower with 60in. deck, 4x4, 610 hrs. - 2006 5 x 10 utility trailer - Rhino HD 3 pt. blade - Woods 72 in. brush bull rotary mower - Woods DS96 trail type 8' rotary mower - 6 ft. 3 pt. flail mower - 3 pt. hyd. log splitter - NH 3 pt. sickle bar mower - PTO generator, 15kw - flatbed hay wagon with NH gear - lawn roller - farm trailer - Stihl chainsaw and weed whip - oxy act. torches - small anvil - Porter Cable air compressor - lawn cart - Lincoln stick welder - workmates - 3 pt. carryall - loads of power tools - wire racks on casters - wood planer - shop vac - Craftsman 12 in. wood lathe - jointer - Jet dust collector - drill press - 12 in. Craftsman band saw - chop saw - power miter saw - lawn tools - ladders - backpack blower - electrical hardware - loads of hardware and farm items - also selling clean furniture from the home.

**Terms On Chattels:** Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or MasterCard 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.

**Auction By Order Of:** Jackson Family Safe Harbor Trust, Brandon A. Jackson Trustee.



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