

OPEN HOUSE
MONDAY
DECEMBER 4TH
5-6:30PM

THE HOME AND BUILDINGS WILL BE OPEN FOR INSPECTION ON MONDAY, DECEMBER 4TH 5-6:30PM. YOU MAY PICK UP A BROCHURE FROM THE INFO BOX ON THE PROPERTY AND WALK THE LAND AT YOUR LEISURE. PRIVATE SHOWINGS ARE AVAILABLE THROUGH ANDY WHITE 419-651-2152.



LEARN MORE



WWW.RES.BID
833.765.3737



AUCTION BY ORDER OF THE WILLIS D. AND LOUISE C. ESBENSHADE TRUST- JEFF ESBENSHADE, TRUSTEE
 Andy White 419-651-2152 - Brock Rader - Mary Hartley
 Drew Turner - Jake White - Seth Andrews, Broker
 LIC # 2022000271



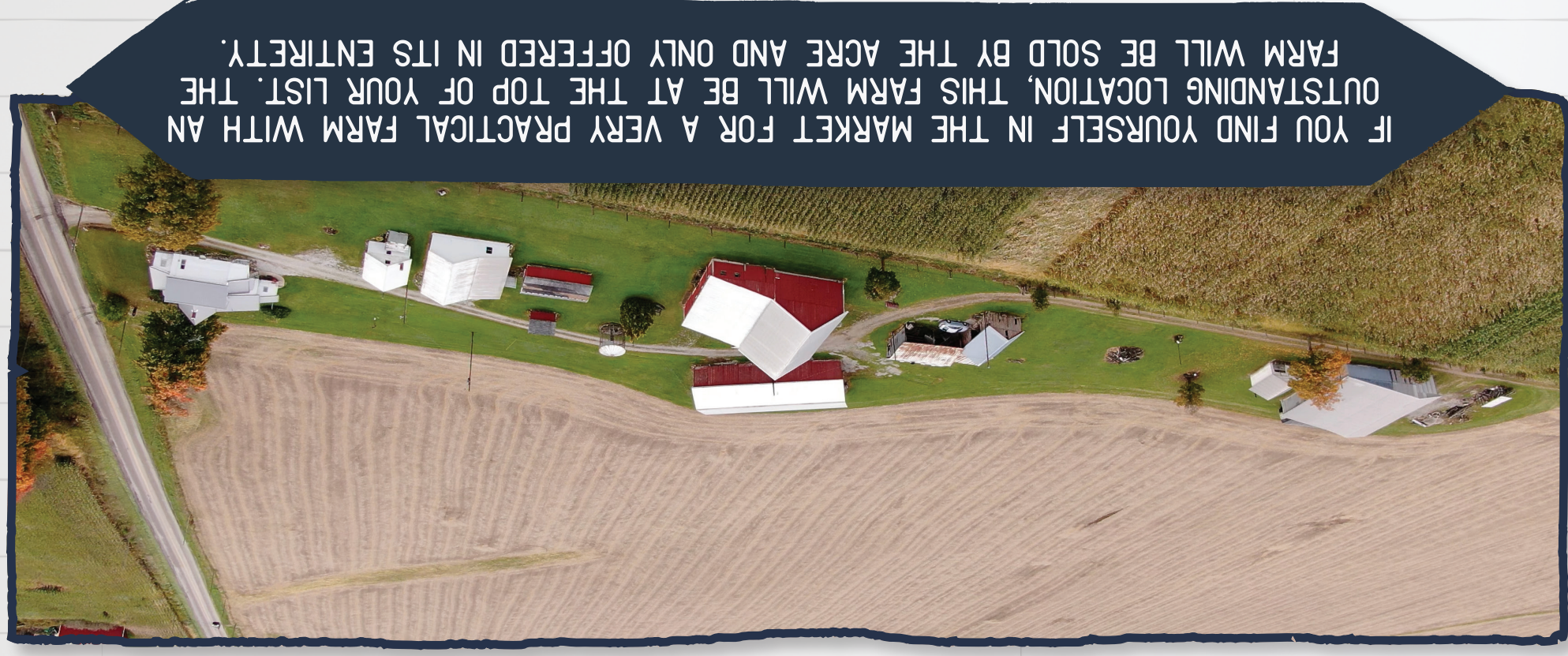
6 ACRES OF WOODS

IDEAL FOR HARVESTING ONE OF THE LARGE BUCKS ROAMING THE PROPERTY



JOHN DEERE 4020

Taxes/Legal: Richland County parcel 005122204000, Butler Township, Crestview Local Schools. Current annual CAUV taxes are \$1,620.34 and will be prorated to the day of closing.
Terms: The successful purchaser will be required to make a nonrefundable down payment of 10% of the purchase price at the conclusion of the auction with the balance due at closing within 45 days. A 10% buyer's premium will be added to the final bid to determine the purchase price. All desired inspections need to be completed prior to bidding. Additional details can be found at www.res.bid. **Deed Restrictions:** No commercial, high-density hog or poultry buildings.



IF YOU FIND YOURSELF IN THE MARKET FOR A VERY PRACTICAL FARM WITH AN OUTSTANDING LOCATION, THIS FARM WILL BE AT THE TOP OF YOUR LIST. THE FARM WILL BE SOLD BY THE ACRE AND ONLY OFFERED IN ITS ENTIRETY.

Real Estate: This one checks the boxes: high percentage fertile tillable land, solid home and buildings, location, ideal layout, and sells to the highest bidder. Of the total 75.1 acres, approximately 63 are open and tillable with the balance the homestead and 6 acres of woods. The farm not only offers ideal surface drainage but also benefits from systematic tilling throughout much of the farm. The past few years fertilizer and lime improvements have increased fertility as is evident in this year's crop of 69.5 bushel to the acre of soybeans. The 6 acres of woods on the rear of the property does have some mature timber and is ideal for harvesting one of the large bucks roaming the property.

Matching the character of the land is a good farm homestead giving you the opportunity to purchase a picturesque Richland County farm. The main level of the two-story farmhouse has a bedroom, family room, living room, kitchen, full bath, and both a front and rear enclosed porch. The upstairs offers 2-3 additional bedrooms. The home is solid and ready for you to make whatever modern renovations you desire. There are several outbuildings on the property used over the years for livestock and equipment storage. The home and buildings have always been well maintained.



ESBENSHADE ABSOLUTE

RICHLAND COUNTY

FARM & PERSONAL PROPERTY AUCTION



GREAT 75 ACRE FARM

SATURDAY
DECEMBER 16TH

PERSONAL PROPERTY • 10 AM
 REAL ESTATE • 12 NOON

HOME & BUILDINGS
 TILLABLE • MATURE TIMBER



The auction will be held on location at 5382 Olivesburg Fitchville Road, Ashland. From State Route 96 and 545 at Olivesburg take Olivesburg Fitchville Road a mile and a half to property. **WATCH FOR RES SIGNS.**



WWW.RES.BID
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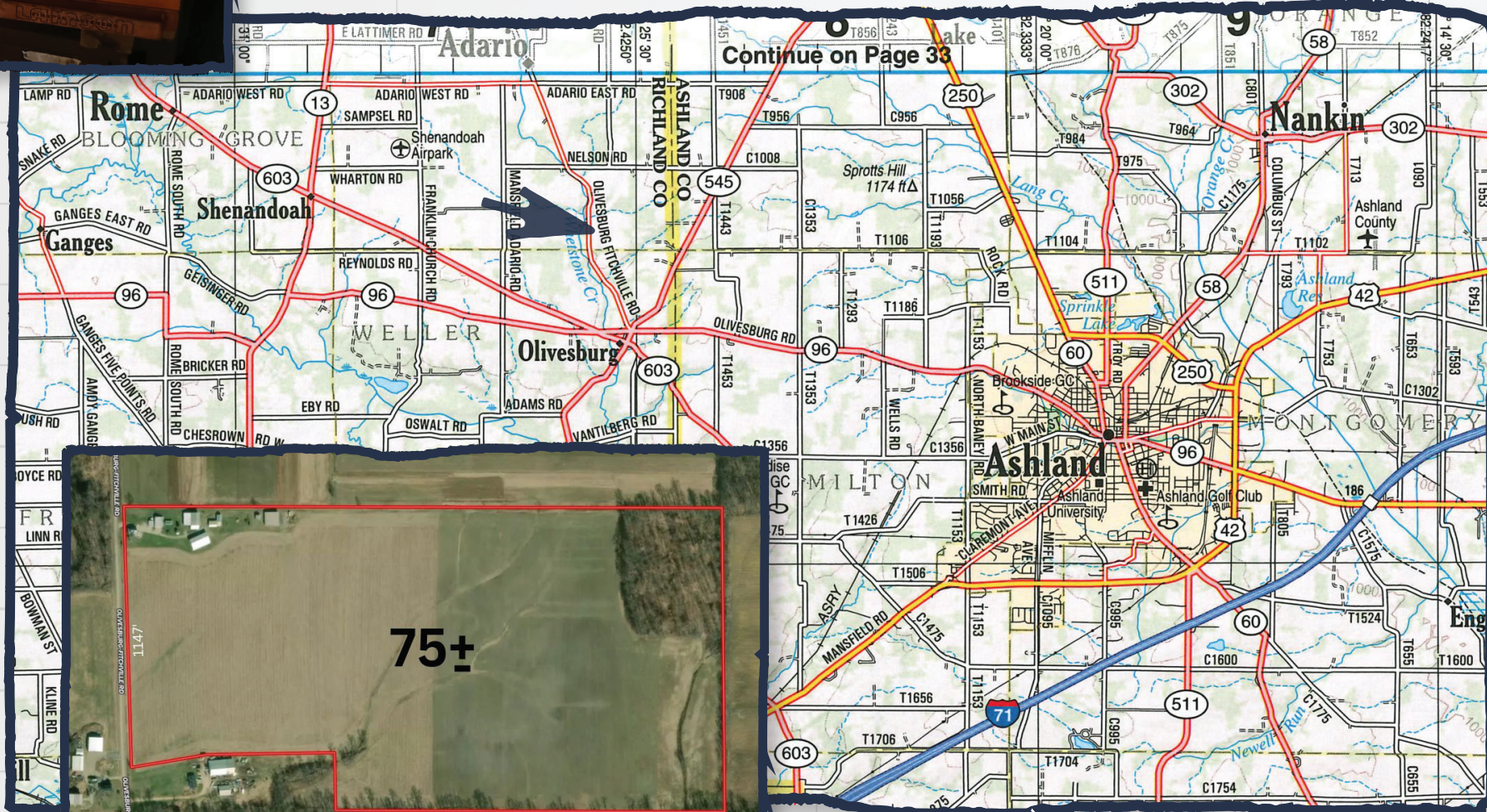


75.1
ACRES





**PERSONAL
PROPERTY
10 AM**
♦
**REAL
ESTATE
12 NOON**



RESBENSHADE ABSOLUTE

FARM & PERSONAL PROPERTY AUCTION

**JD 4020 - FARM EQUIPMENT - HUGE ASSORTMENT OF TOOLS & HARDWARE
LAWN & GARDEN - GOOD COLLECTABLES - PERSONAL PROPERTY**

Farm Equipment & Misc: John Deere 12' Transport Disc; John Deere 950 12' Cultimulcher; John Deere 400 3pt 15' Rotary Hoe; Brillion 8' Packer; John Deere 509 5' 3pt Bush Hog; 16' & 18' Hay Wagons; 150 Bushel Seed Wagon w/ like new auger; Killbros 250 Gravity Wagon; Gravity Wagon w/ Killbros 1072 Running Gear; all sorts of John Deere and various parts; 336 Baler Needles; John Deere Draw Bars; John Deere 45 Loader; Clipper Seed Cleaner w/ Electric Motor; Balance Beam Scales; Parts Index; Horse Shoes; Hobbles; several stacks of Air Dried Rough sawn Lumber; Dimensional Lumber; Old Seed Plates; 8-Hole Hog Feeder; Round Hog Feeder; Stainless Steel Hog Skinning Trough; Fence T-Posts; Locus Posts; Red Brand Woven Wire Fence; Barbed Wire Fence; Tile Cores for Culverts; Implements Tires & Rims; Railroad Ties; Set of White 508 4-Bottom Plows; and much more.

Tools - Hardware - Lawn & Garden: John Deere 335 20HP Lawn Mower, 1,730 hours, 54" deck, power steering; John Deere 210 Garden Tractor, needs work; John Deere 21" Self Propelled Push Mower; Stihl FS40C Weed Wacker; Lawn Cart; Assorted Power Tools; Acetylene Torch Set; Good Assortment of Garden Tools- Shovels, Pruners, Pitch Forks, Spades, Sledge Hammers, axes, Wedges; Hand Saws; Buck Saws; Log Tonges; 24' Extension Ladder; Gas Cans; Huge assortment of hardware - nuts bolts, fasteners; Hydraulic Couplers & Fittings; Hydraulic Cylinders; Copper & Brass Fittings; Huge assortment of Stock Metal - angle iron, pipe, square tubing; assorted stainless steel; Large Assortment of Shop Supplies; Assorted Greases & Oils; Roller Chain; Assorted Chains and binders; V-Belts; Turn Buckles; Come Along; Small Air Compressor; Metal Barrels; Air Tank; Bench Top Drill Press; Drill Bits; Welding Clamps; Sharpening Stones; sap Spiles; Brass Tire Pumps; Bottle and floor Jacks; Jack Stands; Assorted Funnels & Oil Cans; Old International Harvester Tool Box; 1/2" & 3/4" Socket Sets; large assortment of hand tools; Wooden & Metal Tool Boxes; Overhead Fuel Tank; quite a bit of scrap metal. and much more.



SCAN TO
LEARN MORE

**OPEN
HOUSE**

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5-6:30PMA**



Antiques - Personal Property: Large Assortment of Collectible Axes, Winchester, Keen Cutter, Plumb, BBB Axe Heads, Him Brown, Etc; Small Knife Collection, Case, Buck, Etc; Antique Hand Tools; Fig 99.5 Water Pump; Radio Flyer Wagons; Buffet; Lanterns; Porcelain Insulators; Vintage Wooden Windows; Old Hanging Scales; Wood Barrel; Old Steel Wheel; Good Primitive Pieces; Assorted Vintage Collectibles; Yard Sticks - Some Local; Local Feed & Seed Bags; Old Wood Stoves; Old General electric Refrigerator; Westing House Refrigerator; Pressure Cookers; Galvanized Tubs & Sap Buckets; Wooden Chairs; Porch Swing; Coolers; Stainless Cabinets; Butcher Knives; Meat Saws; Several Hand Crank Meat Grinders; Sausage Stuffer on Stand; Cast Iron Lard Press; Cast Iron Kettle w/ Stand; Vintage Scale; and more. Buckets; Wooden Chairs; Porch Swing; Coolers; Stainless Cabinets; Butcher Knives; Meat Saws; Several Hand Crank Meat Grinders; Sausage Stuffer on Stand; Cast Iron Lard Press; Cast Iron Kettle w/ Stand; Vintage Scale; and more.



AUCTION NOTE

Selling a large quantity with a large diversity of items. Willis and Louise have collected a lot over their lifetime and their items tell a neat story of their lives. We will sell in 2 rings much of the day. Real Estate sells at noon. Additional details are available at WWW.RES.BID.