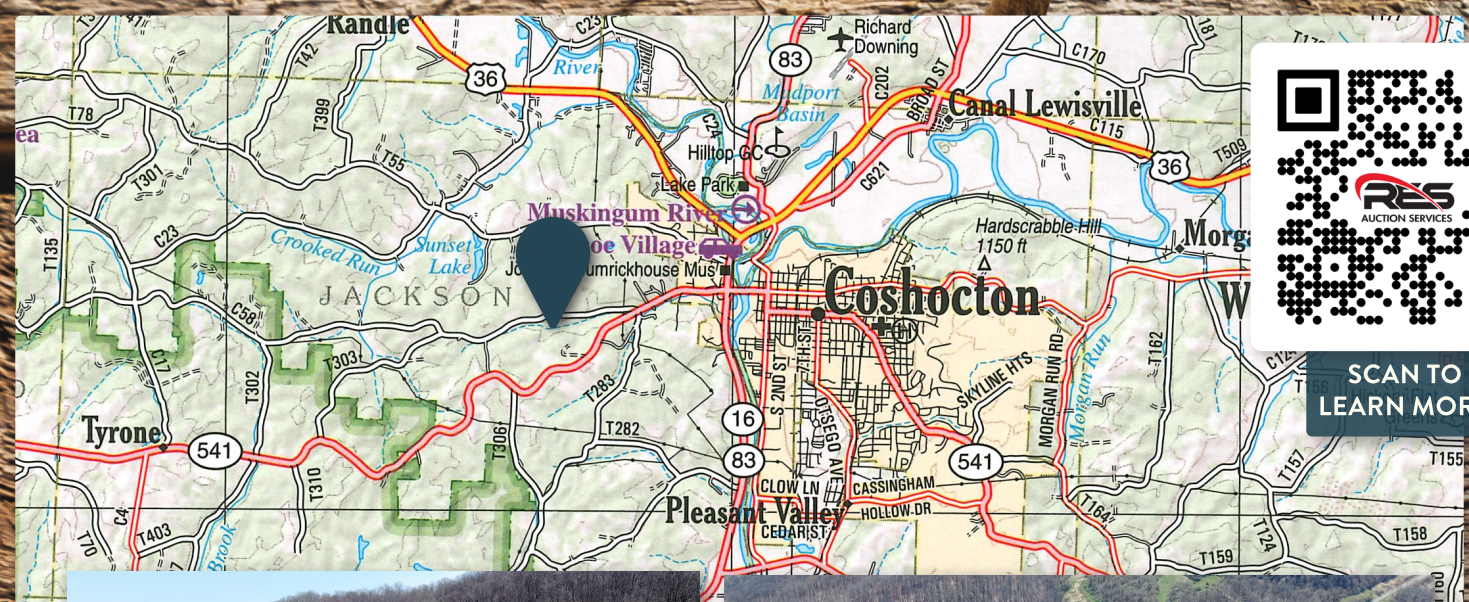


LIVE ONLY

43223 COUNTY ROAD 58, COSHOCTON, OH



SCAN TO LEARN MORE

MAY 18TH
PERSONAL
PROPERTY 10AM
—
REAL ESTATE
12 NOON

FARM & PERSONAL PROPERTY AUCTION

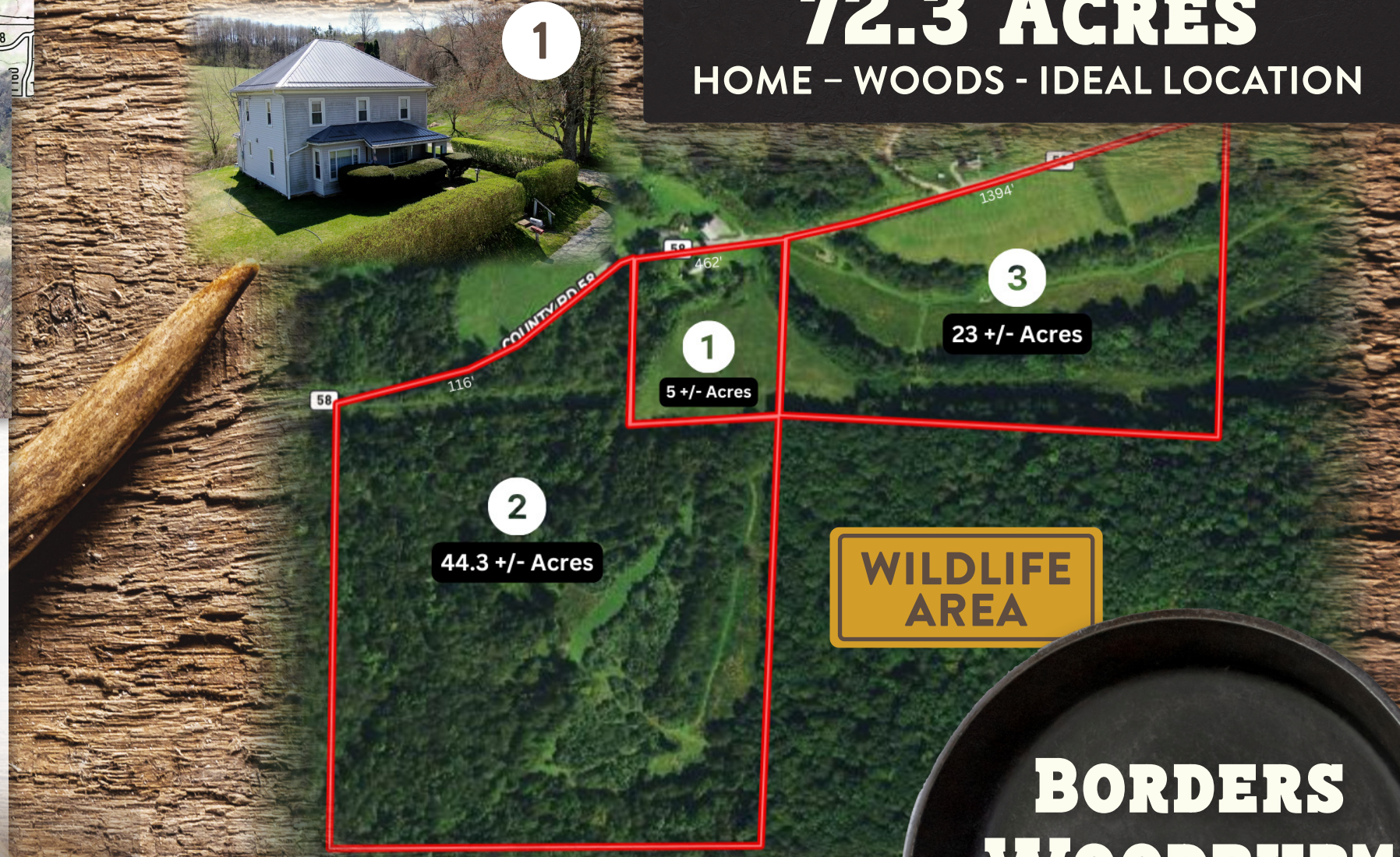


MINERAL RIGHTS: Mineral rights transfer to the purchaser(s) subject to leases of record. There is an active well on both parcels 2 and 3 that feed into the same tanks. The royalties from the wells will be prorated by the acre if the parcels sell separately. The free gas will remain with the house parcel.

Taxes/legal: : The property is part of Coshocton County parcel 0130000027000. Taxes are to be determined based on final survey.

Terms: The successful purchaser will be required to pay a non-refundable 10% down payment due at 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. Any desired inspections need to be made prior to the auction. Additional details are available at **WWW.RES.BID**.

**ANDY WHITE, AUCTIONEER - RICH FLOWERS, 740-334-3628 - MARY HARTLEY
DREW TURNER - JAKE WHITE - JEREMY SCHAEFER, BROKER**



72.3 ACRES
HOME - WOODS - IDEAL LOCATION

**BORDERS
WOODBURY
WILDLIFE
AREA**



WHITETAIL PROPERTIES

WWW.RANCHANDFARMAUCTIONS.COM

WWW.RES.BID - 833.765.3737



LIC # 2022000271



WHITETAIL PROPERTIES



AUCTION SERVICES

WWW.RANCHANDFARMAUCTIONS.COM

WWW.RES.BID - 833.765.3737

The farm will be open for inspection Thursday, May 2nd from 4-6 PM.

PRIVATE SHOWINGS ARE AVAILABLE THROUGH RICH FLOWERS 740-334-3628.

WALK THE LAND AT YOUR LEISURE.

REAL ESTATE: Located west of Coshocton and next to Woodbury Wildlife area, this property offers a diversity of opportunities with an ideal location. If you are searching for a good solid home, seclusion to build your dream home, or an excellent opportunity to hunt and enjoy mother nature, this property will sort to the top of your list. The property will be offered in 3 parcels and in it's entirety, selling in the manner that nets the most.



HOUSEHOLD: Dry Sink; Kitchen Table & (4) Chairs; Wicker Chairs & Love Seat; Assorted Baskets; Assorted Décor; Large Glass Vase; Keurig Coffee Maker; Twin Bed; End Tables; Wood Chair & Wicker; Table & Chairs w/ Buffet Set, 6 Chairs; Pots; Pans; Kitchenware; Plate Set; Popcorn Stovetop Maker; Gas Grill; and more.

COLLECTIBLES: Assorted Baskets; Holy Bible & Masonic; Assorted Framed Pictures; 50's Couch & Cushioned Chair; Books; Deer Mount; Deer Hunter 10" Knife; Records; Baby Doll Wicking Stroller; Nice Old Trunk; Old Bike; Graniteware; Seiberling All Tread Porcelain Sign; Lehigh Cement Porcelain Sign; Western Saddle; Runner Sleds; Old Window; Wood Gates; and more.

FIREARMS: American Gun Co 12Ga Single Shot Shotgun; Eastfield Model 916-T 12Ga Pump Action Shotgun; Eastfield Model 916 12Ga Pump Action Shotgun; Iver Johnson 12Ga Single Shot Shotgun, missing release; Marlin Model 336 30-30WIN Lever Action Rifle;

FIREARMS WILL NOT BE ONSITE UNTIL DAY OF AUCTION

TOOLS: Toolboxes; Grease Guns; Meat Saws; Assorted Hand Tools; Weed eaters; Parts Indexes; Tool Belts; Wrenches; Animal Traps; Garden Cart; Hedge Trimmers; Extension Cords; Oils/Greases & Lube; Step Ladders; Gas Cans; Nuts; Bolts; Fasteners; Garden Supplies; Tires Chains; Floor Jack; Car Ramps; and more.

EQUIPMENT: Ford 4000 SU loader tractor, diesel, 3,700 hours; John Deere Dozer, motor believed to be rebuilt, not running; (3) Ferguson TO-30's, not running; Ferguson TO-35; Ford 9N; 3pt Crane; Economy All Gear Drive Tractor, w/ belly mower; Cub Cadet Mower; 3pt 2-Bottom Plow; Push Type Cultivator; Push Lawn Roller; Assorted Ford & Ferguson Tractor Parts; Small Disc; Single Bottom Plow; 3pt Bale Spear; Several Axles; Scarp Iron; 6' 3pt Angle Blade; Pully Type Broadcaster; 3pt Carryall; Truck Bed Trailer; 3pt 2B Plow; 3pt 6' Disc; 3pt Blade; Sickle Bar; Tractor Tires; 3pt Brush Hog

'81 FORD - '31 MODEL A: 1981 FORD RANGER F-250, long bed, reg. cab, gas, 4 speed manual transmission, 4x4, 351 motor, runs, 57,000 miles, repainted, good clean truck; **1931 FORD MODEL A COUPE**, cracked block; **2009 18' LAWRIEMORE CAR HAULER SPECIAL TRAILER** w/ Ramps, tandem axle, ST235.80R16 tires, 12K GVWR.



'81 Ford - '31 Model A: 1981 Ford Ranger F-250

PARCEL 1: 5 acres with a solid two-story farmhouse ready for you to call home. With 1,730 square feet of living space, the home offers 4 bedrooms on the second floor. Features of the main floor include the kitchen, dining room, family room, full bath, and laundry room. The home is solid with replacement windows, newer roof, and enjoys the benefit of free natural gas supplied from a well on the property. Bring your cosmetic ideas and add to the character this home offers. The 5 acres included with this parcel will surely add to the enjoyment of the property. Rolling terrain, a runoff creek, and room to add your outbuilding and animals.

PARCEL 2: 44.4 acres of sportsman's paradise. Wooded hillsides, good wildlife habitat, enough open land for strategic food plots, coupled with good accessibility to a number of ideal tree stand locations. Add in the benefit of having Woodbury Wildlife Area bordering on 3 sides and you have set yourself up with a true outdoorsman experience.

PARCEL 3: 23 acres of rolling hillside. Bordering Woodbury Wildlife Area, this parcel is a great combination of open land and wooded treelines. This parcel is an ideal stand alone parcel and would also be a great addition to either parcel 1 or 2. If you desire to build or like an easy accessible hunting spot with natural travel corridors, this property is for you.

**BORDERS
WOODBURY
WILDLIFE AREA**

