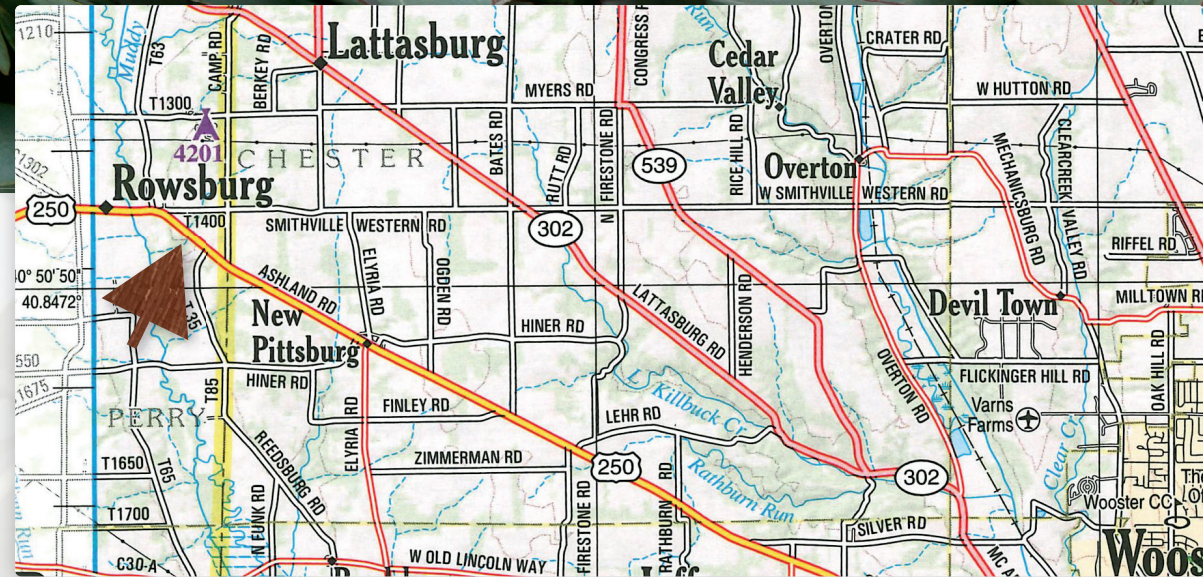


# REAL ESTATE & PERSONAL PROPERTY AUCTION

SATURDAY, MAY 25TH

WALKER ASHLAND CO - AUCTION

# Real Estate & Personal Property



**Taxes/legal:** : Ashland County parcel numbers K45-023-0-0008-01 & K45-023-0-0008-00 located in Perry Township & Ashland City School District. The current annual taxes are \$2,878.82 and will be prorated to the date of closing.

**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 as well as terms and conditions are available at **WWW.RES.BID**.

ANDY WHITE 419-651-2152 - MARY HARTLEY, 419-651-3586 - DREW TURNER - JAKE WHITE - ADAM WELCH - SETH ANDREWS, BROKER



< SCAN TO LEARN MORE

Private showings available through Andy White, 419-651-2152 OR MARY HARTLEY, 419-651-3586.

PERSONAL PROPERTY @ 10AM | REAL ESTATE @ 12 NOON



11.4±



LIVE ONLY

- RANCH HOME
- OUTBUILDINGS
- 11.4 ACRES
- GREAT POSSIBILITIES

Open House!

WEDNESDAY, MAY 15TH 4-5:30 PM.

This kitchen is perfect for entertaining, baking, canning, and enjoying laughter with family and friends.

AUCTION WILL BE HELD ONSITE LOCATED AT

47 State Route 250, Jeromesville, Ohio

LOCATED JUST WEST OF THE ASHLAND-WAYNE COUNTY LINE.



WWW.RES.BID - 833.765.3737

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AUCTION SERVICES





**PERSONAL PROPERTY AUCTION @ 10AM**

**TRACTORS  
EQUIPMENT  
TOOLS - FIREARMS  
FURNITURE  
COLLECTABLES & HOUSEHOLD**

**REAL ESTATE:** More than meets the eye with this property! Offering just over 11 acres of nice rolling land with a clean ranch home and outbuildings. This would be perfect as a mini or 4-H farm, with plenty of room to expand. The ranch home is extremely solid with 1,920 square feet of living space. The living room has a great bay window and beautiful hardwood floors extending to the additional 2 bedrooms and full bathroom. The large master bedroom has double closets, hardwood floors, and has its own bathroom with tile floors and a walk-in shower. The most recent edition boasts an impressive dining room and kitchen. The kitchen boasts custom oak cupboards and counter space, as well as the large island in the middle. This kitchen is perfect for entertaining, baking, canning, and enjoying laughter with family and friends. Off the kitchen is a nice size mudroom / laundry room with lots of cupboard space and a sink. The kitchen and mudroom both open to the peaceful, large, covered porch, where you are sure to enjoy the outdoors from sunup to sundown. The home has a full, walkout basement with additional kitchen area, family room, lots of storage and tons of potential!



The outbuildings offer a detached garage, workshop space, storage, and room for livestock or additional big boy toys. Most of the land is open with scattered mature shade trees. If you are searching for a good property centrally located between Ashland and Wooster, this is it. We encourage you to see for yourself and not just drive by. The home is deceptively big and in move in ready condition.

**TRUCK - CAR - TRAILERS - CAMPER - BOAT - 4 WHEELER:** 2006 Chevrolet 2500 HD LT Pick Up; 2014 Chevrolet Cruze 2.0 TD; tandem axle 16' bumper pull flatbed trailer; single axle trailer; Franklin single axle camper; 24' boat on trailer; Suzuki KingQuad 300 4x4 4-wheeler

**TRACTORS - EQUIPMENT:** IH 544 tractor with IH 2000 loader; IH 184 Lowboy utility tractor with Woods 59LB belly mower; John Deere S160 lawn mower; DR Pro SL60TF 5' pull type mower with B&S 14.5 hp engine; Brillion 8' cultimulcher; 6' 3 pt disc; 3 pt crane; 3 pt angle blade; 3pt 6' brush hog; Woods GT72 6' 3pt rototiller; 3pt cultivator; slip scoop; 3pt wood splitter; Huskee 22 Ton log splitter; garden cart with 12 volt sprayer and auxiliary tank; Stihl leaf blower; Stihl 026 chainsaw; Poulan P4500 weed eater; push seeder

**TOOLS:** Predator 9000 watt generator, electric start; acetylene torches; ARC welder; pressure washer; Delta table saw; Craftsman radial arm saw; engine hoist; ATV jack; floor jack; jack stands; Clarke drill press; bench top drill press; Ryobi tile saw; Ryobi and DeWalt cordless tools; tool boxes; assorted hand tools; squares; levels; hammers; wrenches; sockets; ratchets; screw drivers; tape measures; shop supplies and misc.; nuts, bolts, screws, and fasteners; wood clamps electric wire and fittings; extension cords; battery charger; plumbing supplies; step ladders; receiver hitches; air tank; air compressor; propane tanks; gas cans; chains and binders; ratchet straps; garden tools; hand sprayers; hoses and reels; t-posts; fencing supplies; metal gate; wire livestock panels; dimensional lumber

**FIREARMS - AMMO - RELOADING - SAFE:** Rifles - Winchester 70 XTR .264 Win Mag bolt action w/ Leupold 3x9 scope; Winchester 70 .300 mag bolt action w/ Redfield 3x9; Winchester 88 .308 lever action; Winchester 9422 .22 Win Mag lever action w/ Leupold 3x9 scope; Savage 24 S-A .22 LR/ 410 ga. Over/Under; Marlin mod 81 .22 bolt action; Muzzleloaders/Shotguns -Thompson Center .50 cal Woods Rifle inline muzzleloader; Thompson Center Hawken .50 cal muzzleloader; Ithaca Featherlight 12 ga pump; Remington 870 Wingmaster w/ Leupold 3x9 scope and both barrels; Springfield mod 511 12ga side x side; H&R 12ga single shot; Pardner 410 single shot; Handguns- Ruger Super Black new model .44 mag revolver; Ruger .45 Colt/454 Casual revolver; Smith & Wesson .38 cal double action revolver, nickel plate; Horton Hunter crossbow with scope. Hunting Accessories: 30 gun fireproof safe, dial lock; large assortment of shotgun, rifle, and handgun ammo; vintage ammo boxes; shotgun and rifle reloading presses and dies; powder; brass, tumbler; muzzleloader accessories; assorted optics; bore sighter; hard and soft gun cases; leather slings and holsters; hunting clothes; hunting blind; several ladder tree stands; game calls; several fishing poles; tackle boxes and lures; dog collars, leashes, and training accessories; live traps; deer spreaders and hoists; Tents, chairs, and camping accessories; lanterns; 3 burner propane stove; buddy heaters

**FURNITURE - APPLIANCES:** large oak extension table with 10 chairs; king size bed; Frigidaire upright freezer; small kitchen appliances; WaringPro electric meat grinder; exercise equipment; appliance cart

**COLLECTABLES - HOUSEHOLD:** assorted vintage kids games; Military helmet; pedestal globe; 5 gallon crock; blue Ball jars; vintage Pepsi and Dr Pepper bottles; assorted glassware; Holiday figurines and décor; Avon; sewing supplies; a few quilts; linens and bedding; oil lamps; general household items; quite a few box lots; Large quantity of canning jars; pressure cookers; canners; kitchen supplies; apple peelers; primitive kitchen utensils; cast iron skillet; several coolers and thermoses; totes; crutches; several vacuums

