

Westview Farms AUCTION

4439 Millersburg Road, Wooster, Ohio

74.5 ACRES
 & FARM EQUIPMENT

Real Estate Sells First

TUESDAY EVE., APRIL 17, 2018 • 5PM

PROPERTY UPDATES:

New metal roof on mobile home	2013	LP Company: Troyer Gas
New gutters	2015	Holmes-Wayne Electric
New replacement windows	2014	Sep. utilities to house/barn
New Elec. Water Heater	2015	
Refrigerator	2016	
Outdoor Wood Burner	2010	
Indoor Wood Burner	2017	
Auto Washer	2010	
Elec Dryer	2012	
Generac 17KW auto. generator	2011	(Available to buyer/not included in sale)

MILKING EQUIPMENT: The double six herringbone milking parlor with 12 units, CIP washers 3" low-line, SS collection jar, transfer pump, and vacuum pump will be offered following the sale of the farm. Also selling will be a Mueller 1000 gal. bulk tank w/compressor (SN74097).

TRACTORS – SKID STEER & DUMP TRUCK: Nice IH 886 diesel tractor w/ROPS, 3 pt., ps, and approx. 3800 original hrs; JD 2440 D Tractor w/JD loader & material bucket, 8500 hours (rebuilt @ 5500 hrs.; manure fork bucket & bale spear offered separate; NH L553 D. skid steer loader w/ material bucket, approx. 4000 hrs.; manure forks and bale spear to sell separate; '87 Ford 3500 1 T. truck w/10' dump bed, Diesel engine, 5 speed manual transmission, 87 K.

FARM MISC.: Int. flail chopper; AC roll-bar rake; 3 pt. 3x16 JD plow; (2) single axle trailers w/ hyd. dump boxes; Single axle 6x8 cattle trailer w/wooden rack; 3 pt. woods 72 (6') brush hog; Int. silo blower; 14' elevator; corn sheller; elec. motors; Industrial log splitter; Cotterman rolling shop steps; produce buckets; large quantity of firewood; misc.

CHATEL TERMS: Cash – Check. LUNCH STAND
 Visa – Mastercard – Discover – Am. Express. 5% Buyer's Premium waived for check or cash.



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 & FARM EQUIPMENT

Franklin Twp. • Wayne County
 Triway Local Schools

- 45 Acres Tillable Land
- 15 Acres Fenced Pasture
- 3 Bedroom Home
- Greenhouse Addition
- 45 x 160 Main Barn w/75 Loop Free-Stalls
- Additional Sheds
- 2 Tractors • Skid Steer • Dump Truck



Steve & Seth
Andrews
 AUCTIONEERS

330-465-8498
 www.RES.bid

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Steve & Seth
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1197 Glen Dr., Millersburg, OH 44654
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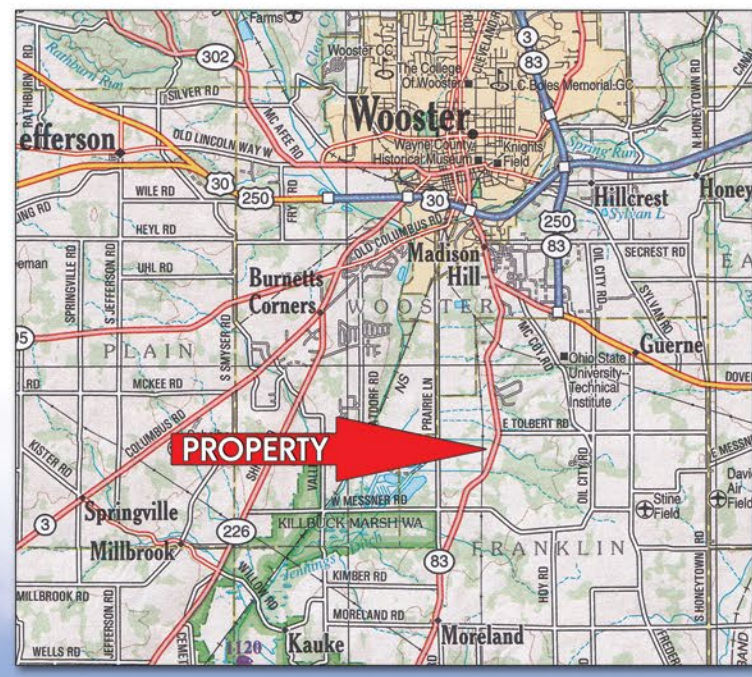
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AUCTIONEER'S NOTE: Having purchased another home and retiring from farming will sell on location 4439 Millersburg Rd. Wooster, OH. From the US RT 250 & SR 83 split just south of Wooster take SR 83 south 2 1/2 miles to farm on the right.

REAL ESTATE: Ken and Susan Madick are retiring from farming and moving. They purchased the former DeVore farm in 1997 and have steadily worked at improving the farm. The farm and all improvements will be offered as one unit. The residence is a double-wide mobile home that was purchased new, moved to the farm in 1997 and placed on a full 11 course cement block foundation. The home features 3 bedrooms, and 2 full baths plus kitchen/living room and first floor laundry. The Madicks have also added a greenhouse addition to the rear of the home. There is a propane furnace w/wood burning add-on to heat the home plus an outdoor wood burner. The homestead has a large fenced garden area with strawberries, blackberries, red raspberries, and asparagus. There are also apple and peach trees as part of this self-sustaining farm. The main barn is 45 x 160 plus a 12' covered fence line feeder and a lean-to on the west side. This structure has approx. 75 loop free-stalls plus a double six Herringbone parlor (parlor offered separately) with milk house and utility room. Also attached at the south end is a 24x40 machinery shed. A million gallon lagoon handles the manure from this structure. There is a trench silo. A 30 x 78 Hoop barn was added in 2000 and the cover replaced in 2015. There is another 40'x80' cattle shelter w/concrete barnyard. There are other cattle sheds for young cattle, a small chicken house, corn cribs, and storage sheds. You won't find this farm pictured on any calendars and if curb appeal is not a top priority on your wish list, you will find a farm with all the working parts in place.

LAND: There are approximately 45 acres of productive tillable land with this farm and about 15 acres of fenced pasture on the west side of the farm. The predominant soil types are Luray silty clay loam and Killbuck silt loam.



OPEN HOUSE / INSPECTION:
 The farm will be open for inspection on **SATURDAY APRIL 7TH FROM NOON UNTIL 3 PM.**
 Other showings are available by appointment.
 Call Steve Andrews @ 330-465-8498 – Seth Andrews @ 330-466-5471
 or RES Auction Services @ 330-674-7610.



TERMS: We require a non-refundable down-payment of 10% of the purchase price at the close of the auction with the balance due in full at closing within 45 days. There is a 3% Buyer's Premium in effect for this auction. 3% of the highest bid will be calculated and added on to determine the contracted selling price. There are no financing contingencies.
TITLE: The sellers will provide a warranty deed w/certificate of title and split the fee for an Owner's Policy of Title Insurance.
TAXES: The taxes on this farm are currently \$1,458.21 per half year based on CAUV and will be pro-rated to the day of closing on that basis.
MINERAL RIGHTS: All mineral rights owned by the seller will transfer to the buyer subject to leases of record. The mineral rights are currently (HBP) Held By Production. The well is on adjoining land to the north and the tank battery is on the Madick farm. Present royalty is approximately \$400.00 to \$500.00 per year.
POSSESSION: The buyer will be given the right to farm the land with the down payment. Possession of the home and outbuildings will be at closing on or about June 1st.



KEN AND SUE MADICK, OWNERS
 4439 Millersburg Rd. Wooster, OH 44691
 330-264-2696

Go To: www.RES.bid for More Information