

Absolute Auction 58± ACRES

AMSTUTZ FARM DISPERSAL

TUESDAY, JANUARY 1, 2019



AMSTUTZ CHATTEL

TRACTORS – SKID STEER - STEINER MOWER & TRUCK: Good IH 584 D. tractor w/3 pt., ps, single remote, 16.9x30 rears, new paint, only 4247 hrs.; IH 464 D. tractor w/Dunham 22 loader 3 pt., ps, single remote 14.9x28 rears, only 3786 hrs.; Farmall Cub w/front end loader; NH L425 skid steer loader w/Wisconsin 4 cyl. gas engine, 60" material bucket and pallet forks, only 650 hrs.; Steiner 430 MAX 4WD mower w/Kubota gas engine & MD 460 (60" deck), 925 hrs.; Steiner tree farm mower (used as brush hog); Homemade sprayer to fit Steiner w/booms and wand; Trac Vac mod. 462 for Steiner; homemade thatcher for Steiner; 2 Steiner 10K generators; Dbl. throw/Dbl pull elec. box; '78 GMC 35 Sierra 1 T. truck w/7'x9' steel dump bed, 4 speed man. Trans., 33K original miles, repainted (Nice).

FARM EQUIPMENT & MISC.: Good Brillion 13' cultimulcher; JD 400 (15 1/2') rotary hoe in Ex. Condition; IH 4 row 'S' tine tool bar cultivator; Woods Cadet 84 3 pt. bush hog; 3 pt. post hole digger; Ber Vac 3 pt. 8' single auger snow blower; 4 1/2'x10' 2 wheeled trailer w/wooden deck & sides (ball hitch); 3 pt. 8' box blade (woden sides – for snow); 7 1/2' x 16' flatbed wagon; McCormick 3 pt. 9' sickle bar mower; misc. farm gates; steel welding table; 3 rolls new barbed wire; platform scale; ramps; jack stands; wooden ext. ladders; assorted hand and power tools; work bench; elec. pressure washer; rolling shop cart; several seed pallets; 25' NI dbl. chain conveyor; 12' portable & adjustable height belt conveyor; King Wise 30' dbl. chain elevator; wagon load of farm & shop misc.; misc. 8" cement blocks & glazed tile; Case lawn sweeper; Whirlpool ref./freezer; WC Wood 20 cu. ft. upright freezer.

ANTIQUES & PRIMITIVES - APPLIANCES: 3 Grain cradles; old wooden work bench; leg vise; post drill; 2 pc. cupboard; Flexible Flyer Classic racer; Hoosier Victor Stove Co. Salem, OH wood stove; some old Ohio License plates ('16, '18, '19); lots of old window sash; wooden shutters; galv. tubs; wooden barrel; one horse cultivator; push cultivator; spike poles; 2 pallets of slate roofing; misc. old lumber; Amana elec. ref./freezer; Frigidaire 30" elec. range.

SALE ORDER: We will start w/wagon loads of small items at 10:00 AM and will attempt to have all small items sold before the real estate at Noon. The appliances will sell following the real estate from the auction block followed by larger equipment.

CHATTEL TERMS: Cash – Check LUNCH STAND
 Visa – Mastercard – Discover – Am. Express
 5% Buyer's Premium Waived for Check or Cash

MRS. DOYLE "ELLA" AMSTUTZ, OWNER



Absolute Auction

AMSTUTZ FARM DISPERSAL

4944 S. Kansas Rd., Apple Creek, OH
 Wayne County • East Union Twp.



58± ACRES

Offered in 3 Parcels



TUESDAY, JANUARY 1, 2019

10AM - Chattels • 12 Noon - Real Estate

330-465-8498 (Steve)
 330-466-5471 (Seth)
www.RES.bid

Steve & Seth Andrews AUCTIONEERS
 5107 S. Jefferson Rd., Wooster, OH 44691
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AMSTUTZ FARM DISPERSAL

TUESDAY, JANUARY 1, 2019



Will sell on location 4958 S. Kansas Rd. Apple Creek, OH. From US RT 250 at the east edge of Apple Creek take Emerson Rd. east to Kansas Rd. then south to first farm on the left. Or from the square in Kidron take Emerson Rd. west 1 1/2 miles to S. Kansas.

PARCEL 1: Parcel one encompasses all of the buildings with 26.3 acres of land. The improvements include two homes, 48' x 99' Morton building w/36' shop area, 48'x 72' pole barn w/20 x 48 lean-to; 2 concrete silos, 20 x 28 "Summer House" storage building w/12' car port attached plus the large bank barn w/attached sheds and old parlor. An asphalt driveway leads the way from S. Kansas Rd. to the main home. This two story colonial frame house built in 1914 was remodeled in 1975 and has an attached garage. The first floor features a kitchen/dining room combination, living room w/vaulted ceiling, bedroom and full bath. At the top of the stairs you will find a large landing leading to three bedrooms and a storage room. The parcel has 368' frontage on S. Kansas Rd. The home has a full basement, is heated by a natural gas forced air system, has 200 amp electric service, and it's own septic system. One water well provides water to both homes and the outbuildings. The second home is a nice small 3 BR Bungalow home built in 1920 w/many updates through the years. The home features a galley style kitchen, dining room, living room and full bath on the first floor. Upstairs there are 3 bedrooms and a full bath. The home has a full basement, has nat. gas forced heat, an updated electric panel, a separate septic system and vinyl replacement windows. This level lying parcel has 368' frontage on S. Kansas Rd. with approx. 12 acres of tillable land and a beautiful wooded 9 acre pasture on the east end.

PARCEL 2: 25 Acres of land w/30' of frontage on S. Kansas Rd. This parcel joins parcel one to the south and has approx. 17.6 acres tillable. The east end has 3.4 Acres of pasture and 3.8 Acres of woods.

PARCEL #3: A beautiful 6.5 acre open tillable tract w/384' of frontage on S. Kansas Rd. A great homesite with some elbow room.

SOILS: The predominant soil types are Canfield and Ravenna Silt Loams. Topography is level to gently rolling.

NOTE: The parcels will be sold individually and in combination and will sell the way they bring the most.

OPEN HOUSE:
We will have an open house on
Thursday, December 13th • 3:00 til 6:00 PM.

Other showings are available by appointment.
Call Steve Andrews at 330-465-8498
Seth Andrews @ 330-466-5471
Jon Mast @ 330-763-3883 – RES Auction Services @ 833-765-3737 or the Millersburg office of HER @ 330-674-7610.

MAIN HOME	SECOND RESIDENCE
Attached Garage 19'6" x 27'6"	Galley Style Kitchen
Kitchen DR Combo	13'x13' DR
LR 15'x17' W/Vaulted Ceiling	13'6" 13'6" LR
Full Bath	Full Bath
9'6" x 12' BR	Full Basement
Full Basement	Nat. Gas F/A Furnace
Nat. Gas F/A	Elec. Hot Water
Gas water heater	Breaker Box
200 Amp elec. service	Vinyl Replacement Windows
Water Softner	Upstairs
Upstairs	12'x13' BR
13'x17' BR	12'x12' BR
14'x15' BR	8'x11' BR
9'x10' BR	Full Bath
9'x16' Landing	
Storage Room	



SCORECARD	BID	RAISE
PARCEL #1 26.3 Ac. W/ Improvements	\$	\$
PARCEL #2 25.0 Ac. Per Acre	\$	\$
PARCEL #3 6.5 Ac. Per Acre	\$	\$
Total Round #1	\$	\$
Combination Offered \$5,000.00 minimum raise	\$ 5,000.00	
Combination Total	\$	
TOTAL PARCEL RAISES (Minimum \$5,000.00)		
Over Combination Total		
FINAL COMBINATION \$5,000.00 Minimum Raise		

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 in approximately 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 and certificate of title at their expense and will offer to split the fee for an owner's policy of title insurance.

TAXES: The taxes currently include Ella's residence which she is retaining. The taxes on the parcels selling will be estimated prior to auction. All taxes will be pro-rated to the date of closing. Farm is currently taxed under CAUV. Any CAUV tax recoupment will be the responsibility of the buyer.

MINERAL RIGHTS: All mineral rights owned by the seller transfer to the new buyer subject to any leases of record. There are no current gas/oil leases.

POSSESSION: Buyer's will be given immediate possession at closing.



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