

# Grim

## ASHLAND COUNTY ABSOLUTE FARM AUCTION

📍 322 COUNTY ROAD 40, SULLIVAN, OHIO

🕒 SATURDAY, DECEMBER 2ND • 11 AM



Home & Buildings



Personal Property



Mowers



Firearms

🔑 LIVE ONLY

↕️  **39.75**  
↔️ ACRES



2011 BUICK REGAL CXL

**Real Estate:** If you are in the market for an ideal farm in northeast Ashland County, the Grim farm should be on your short list with 39.75 acres of possibilities, a two-story farmhouse and buildings. The home offers a main floor with an eat in kitchen, family room, living room, bedroom, full bath, and an enclosed mudroom with partial laundry hookups. The second floor has 3 additional bedrooms. The solid home features good character, replacement windows, Lorain rural water, and a large amount of upside ready for your cosmetic updates. Outside, you will find a good usable set of outbuildings. The buildings include a 30'x46' pole building, 32'x104' multiuse building ideal for livestock, horses, and equipment, as well as an additional smaller pole shed.

The 39.75 acres gently rolls with fence lines separating good tillable fields with a small section of woods to the back of property. As evident by the bean crop this year, the land offers good productivity and a long family history. The woods in the back offers just the right amount of recreational opportunities and outdoor enjoyment. The farm will sell in its entirety to the highest bidder with no minimums or reserves.

Auction will be held on location at 322 County Road 40, Sullivan, OH. Located 1.6 miles East of State Route 58 and half a mile West of Black River Schools on County Road 40.

WATCH FOR RES SIGNS.

Open House

SATURDAY  
NOVEMBER 18 @ NOON

**RES**  
AUCTION SERVICES

**WWW.RES.BID**  
**833.765.3737**

## OPEN HOUSE:

The home and buildings will be open for inspection on  
**Saturday, November 18th 12 Noon - 1:30pm.**

## PRIVATE SHOWINGS

are available through Andy White 419-651-2152.

You may walk the land at your leisure however the buildings can only be accessed by appointment.

## AUCTION NOTE:

This is a good clean auction with a variety to offer. Auction starts at 11 with the real estate selling first, followed by personal property. Be on time as the entire auction should only last a little over an hour. Pictures and details are available at [www.RES.bid](http://www.RES.bid).

**2011 Buick Regal CXL, 4 door, leather, PW, PS, PL, automatic, ONLY 46,011 MILES.**

**Mowers - Tools - Misc.:** Cub Cadet XT3 Enduro Series riding lawn mower, Kohler engine, 54" deck, serviced every spring; Cub Cadet 1863 riding mower, 54" deck; Huskee lawn cart; Lawn Boy 21" self-propelled push mower; small lawn roller; Husqvarna 128C weed eater; wheel barrel; saw horses; gas cans; trash cans; a few garden tools; assorted hand tools; work light; step ladder; small igloo dog house; and more.

**Firearms** (will not be onsite until sale day): Marlin 882 .22WMR bolt action, 3x9 scope; Remington 581 .22 bolt action w/scope; Savage Sporter 25-20 bolt action; Stevens 9478 12ga single shot; New England Pardner 12ga single shot with rifle sights; HI Sterling 12 ga. Percussion cap side x side double barrel; Iver Johnson Trailsman .22 semi-automatic pistol; .22 cal pellet rifle.

**Appliances - Furniture - Household:** Kenmore upright freezer; Galaxy chest freezer; electric dryer; ringer washer; wash tub; dining room table and chairs; couch; rocking chairs; maple bedroom suit; trunks; nightstand; knee hole desk; exercise bike; treadmill; fishing poles and lures; old golf clubs; wood baseball bats; puzzles; pictures and frames; lantern; White Mountain electric ice cream maker; milk can; sewing supplies; crocks; pressure cooker; pots and pans; some glassware; canning jars; fruit baskets; blanket and bedding; assorted decorations; Knick knacks; ice skates; runner sled; old Schwinn bicycle; books; type writer; and more.

**TAXES - LEGAL:** Ashland County parcel M38-005-0-0009-00, Sullivan Township, Black River Schools. Annual taxes are \$1,067.80 based on CAUV and will be prorated to the day of closing.

**Terms:** The successful purchaser(s) will be required to make a nonrefundable down payment of 10% 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](http://WWW.RES.BID).



SCAN TO  
LEARN MORE



**AUCTION BY ORDER OF HAZEL M. GRIM**

**Andy White 419-651-2152 - Drew Turner - Mary Hartley  
Jake White - Brock Rader - Adam Welch - Seth Andrews, Broker**



LIC # 2022000271