

ABSOLUTE AUCTION

SATURDAY – JANUARY 6, 2024 – 11:00 AM
REAL ESTATE SELLS 11:30 AM



REAL ESTATE



56-ACRE FARM

Home & Buildings
Offered In Two Parcels

AUCTION HIGHLIGHTS

- Farm & Hunting Land
- Monroe Twp.
- Ashtabula Co.

Online Bidding Available On Real Estate

Also Selling

- Farm Equipment
- Tractors
- Track Skid Loader

2780 STANHOPE KELLOGGSVILLE RD.,
KINGSVILLE, OH 44048

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Information is believed to be
accurate but not guaranteed.
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details, including
directions.

Absolute Auction.
All sells to the
highest bidders
on location.

PARCEL #1

13.3 acres with solid two-story, four-bedroom home with added efficiency apartment. Large kitchen with island, dining area, living room and main-level bedroom and full bath. Wrap-around porch, block foundation, some replacement windows, hot water radiant heat with outdoor wood burner. 60 X 30 barn with 6 horse stalls, overhead hay storage, steel sided lean-to, 54 X 30 steel sided shop with 30 X 48 pole barn addition for equipment storage and rear lean-to. 40 ft. greenhouse with tanks for fish and raised beds setup for hydroponics. Fenced in pasture and run in shed. Home needs primped and dressed.

PARCEL #2

Approx. 43.3 acres mostly wooded with 225 ft. frontage. Great hideaway hunting and nature tract. Young timber.

TERMS ON REAL ESTATE

10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed. Property to be offered as a Multi Par auction and sold whichever way it brings the most.

EQUIPMENT – TRACTORS – SKID LOADER – WINDMILL

Terex PT-80 track loader 1600 hrs posi-track aux hyd with bucket 2009 model – International 1566 4889 hrs cab 18.4-38 axle mount duals 2 remotes – Versatile 835 bareback 6867 hrs 12 speed 4 remotes 18.4-38 duals all around rebuilt 2 years ago – American Eagle windmill – Glencoe 9 shank disc chisel – IH 15 ft transport disc with rolling basket – 12 ft Brillion cultimulcher – John Deere 7000 6 row planter 30 in rows setup for liquid – Case IH 5100 drill 16 hole with fertilizer and grass seeder – Hardi TR500G sprayer floating tandem PTO pump 500 gal mixer tank – QT tree grabber – QT forks – JD 1219 haybine – 3 pt post hole digger – older rear drum JD box spreader – 40 ft steel shipping container – Miller CP-200 welder – Farmec galv. gravity box – Max-100 plasma cutter – MEP-003A army surplus diesel generator – 10 ft heavy steel work bench – wheel rake – slant bar gates – assorted gates – pull-type gas log splitter - feed trough – shop press frame – assorted tools – 2 JD 110 garden tractors – bicycles – older alum. horse trailer – many misc. items

TERMS ON CHATTELS

Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or Master Card accepted. 14% buyer's premium on all sales; 4% waived for cash or check when paid sale day. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.

**AUCTION BY ORDER OF
Michael & Melanie Yilit**



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REALTORS
AUCTIONEERS
ADVISORS

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