

SATURDAY, MAY 16TH
 Eastern Ohio
 Real Estate & Personal Property
 Kimbolton, Ohio • Guernsey County • Wheeling Township



SCHRADER
 Real Estate and Auction Company, Inc.

- Tillable Land • Beautiful Rolling Land
- 3/4 Acre Stocked Pond
- Gas & Mineral Rights to Transfer
- Free Natural Gas to the Home
- Updated 4-Bedroom, 2-Bath Home
- (3) Newer Pole Buildings
- Farm Equipment & Miscellaneous Items

139± Acres
 Offered in 1 Tract

Auction

800-451-2709
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Auction Manager:

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Columbia City, IN 46725

950 N. Liberty Drive

SCHRADER
 Real Estate and Auction Company, Inc.

MAY 2015						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	
				3	4	5
				6	7	8
				9	10	11
				12	13	14
				15	16	17
				18	19	20
				21	22	23
				24	25	26
				27	28	29
				30	31	

AUCTION TERMS AND CONDITIONS
 The property will be offered at oral auction as a total 139± acre tract.
DOWN PAYMENT: 10% down payment on the day of auction. The down payment may be made in the form of cashier's check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.
ACCEPTANCE OF BID PRICE: The successful bidder will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. The final bid price is subject to the Seller's acceptance or rejection.
EVIDENCE OF TITLE: The Seller shall provide a preliminary estimated based on current legal descriptions.
OPINION OF TITLE: The Seller shall provide a preliminary opinion of title to be made available to prospective bidders for review prior to bidding. If any buyer elects to purchase for review prior to bidding.
REAL ESTATE TAXES: Real estate taxes shall be prorated to the day of closing. If usage is changed, the buyer is responsible for the taxes.
POSSESSION: Possession shall be 30 days following the closing.
ACRAGE: All boundaries are approximate and have been estimated based on current legal descriptions.
SURVEY: A new perimeter survey will be completed only if necessary for the closing. The seller shall determine any easements or other interests in the property.
DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.
TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.



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7 miles northwest of Kimbolton, OH

7 miles east of Plainfield, OH

10 miles south of Newcomerstown, OH

17 miles northwest of Cambridge, OH

17 miles southeast of Coshocton, OH

65 miles northwest of Wheeling, WV



Saturday, May 16th

Kimbolton, Ohio • Guernsey County • Wheeling Township

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Auction

Real Estate & Personal Property

Saturday, May 16th

**139±
Acres**
Offered in 1 Tract

OPEN HOUSE DATES:

Thursday, April 16
4-6:30 PM

Tuesday, May 5
4-6:30 PM

Real Estate 12:00 Noon

PROPERTY LOCATION: 74337 Earley Road, Kimbolton, OH 43749

DIRECTIONS: From I-77 near Kimbolton, take exit 54 and travel west on OH-541/Plainfield Rd. for 7 miles. Turn north onto Guernsey Valley Road and travel .7 mile. Make a slight left (north) on Earley Road and travel .4 mile to property on both sides of road. Watch for signs.

From Plainfield, travel southeast on OH-541/Plainfield Road for 5.6 miles. Turn north onto Guernsey Valley Road and travel .7 mile. Make a slight left (north) on Earley Road and travel .4 mile to property on both sides of road. Watch for signs.

AUCTION HELD ON-SITE

Country property with much to offer!! The 2-story, 4-bedroom, 2-bath home has many updates including newer flooring, kitchen cabinets, granite countertops, windows, plumbing, wiring, furnace and roof. Lots of storage! The 20'x20' master bedroom and bath was added in 2011 and boasts a large walk-in closet and French doors leading out to the private covered porch. The 18'x12' front porch with railings makes a great place to relax and enjoy the private, spectacular views. The farm offers a 30'x75' insulated shop with concrete floor and overhead door. The 30'x60' and 30'x45' pole barns would be ideal for livestock, storage, or a home business. There are currently 30± acres of hay and the balance is pasture. This property also includes a wide variety of productive bushes and trees including raspberry, blackberry, lilac, apple, plum, and chestnut. The ¾ acre spring-fed, stocked pond provides an excellent water source for livestock and recreation. Wildlife is in abundance with deer, turkey, and other small game. The gas lease and the annual royalty income will transfer to the new owner. **Investigate this wonderful country property!**

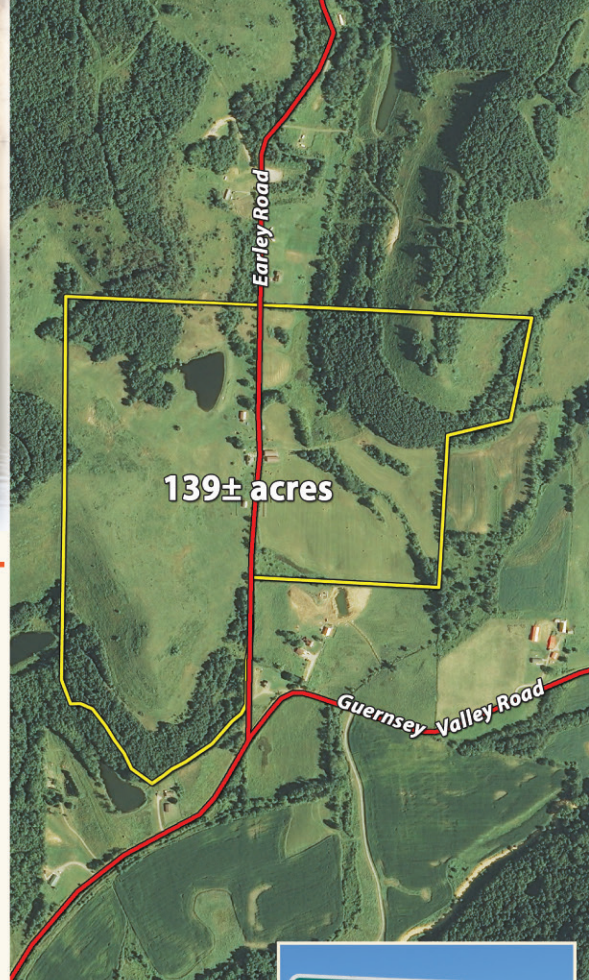
OWNER: Judith Booth

AUCTION MANAGER: Dale Evans
260-894-0458 800-451-2709

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Personal Property 10:00 AM

TRACTORS: MF 383 2WD, Perkins diesel, new 18.4-30 rears, 11L-15SL fronts, 3 pt., PTO, dual remotes, ROPS, shows 3167 hrs, SN-5266 P42167 • JD 1120, diesel w/ KMW loader, 16.9-30 tires, 3 pt., PTO, single remote, shows 1820 hrs • Massey Harris 444, gas, 13.6-38 tires, 3 pt., PTO, restored (nice tractor) • MF TO-35, gas, 12.4-28 tires, hi/lo, 3 pt., PTO, shows 1982 hrs, SN-156219 • 1959 JD 630, gas 13.6-38 tires, 3 pt., PTO, single remote, SN-6304347

ATV: JD 855 D, diesel, IUV 4x4, cab with removable doors, remote Warn wench, push-button dump bed, IRS, 1 owner, only 78 hrs

FARM RELATED ITEMS: Vermeer 505 Super I round baler, 13.50-15 F tires, twine, SN-1VRA11182V1003138 (nice) • Vemeer WR20 wheel rake, 8-wheel v-rake • NH 352 feed grinder-mixer w/ load and unload auger • NH 451 sickle bar mower, 7' blade, 3 pt. • NI 10' manure spreader, newer floor, PTO drive • Cosmo 500 spreader, 3 pt. • Woods 120 10' rotary mower, pull-type • Shaver hydraulic post driver, 3 pt. • Post hole auger, 3 pt., 9" auger • Small gravity wagon • Allied 220 grain elevator, PTO drive • Flat rock wagon • Hay rake, 10' ground drive • King Cutter 5' rotary mower, 3 pt. • NI 2-row mounted corn picker w/ Farmall mounts • (2) bale spears, 3 pt. • JD FB grain drill w/ grass seeder • Heavy duty custom-made bale trailer, hauls 6 bales • 1991 W-W 16' livestock trailer, tri-axle • AC 10' disc • 3-bottom mounted plow • bunk feeder/hay feeder • 50± round bales of grass hay (5'x5') • 4 ton of ear corn • (2) gravity flow fuel tanks on stands • TOX-O-WIK catch gate • New 6' T-posts, electric fence posts, fence chargers & supplies • and more

SHOP, LAWN, & GARDEN: Kubota 63200 garden tractor, diesel • Craftsman Professional air compressor, 150 PSI, 60 gallon, 3.1 hp, 230 volt (new) • Wizard garden tiller • Campbell Hausfeld cast iron Farmhand air compressor • pulley pullers • vice • chain saws • pipe wrenches, heavy duty socket set, hand tools • bottle jacks • R.R. jack • shovels, rakes, spud bars, crow bars, garden tools • bolts, screws, clamps, misc. hardware • extension cords • heavy cord • log chains • and more

HOUSEHOLD & MISCELLANEOUS: Horton Legend cross bow • Oak roll-top desk • (2) dinette sets • curio • old dressing table • old cabinet • old desk • small white dresser • telephone stand • (2) glass plant stands • speaker cabinets & speakers • framed puzzles • manual treadmill • patio furniture • picnic table • wagon wheel • early school bell • saddle • and more

Auctioneer's Note: Bring your trailers. Load out is available on sale day.

