

ABSOLUTE AUCTION

SATURDAY, JUNE 8, 2024, 10:00 AM
REAL ESTATE SELLS AT 11:00 AM



REAL ESTATE



STACY FARMS INC.

73-Acre Farm Offered
In 9 Parcels

8172 KANSAS RD.,
LOWELLVILLE, OH 44436

AUCTION HIGHLIGHTS

- Poland Twp. & Schools
- Mahoning Co.

Also Selling

- John Deere 4020 Tractor
- John Deere X738 Garden Tractor MFWD
- Tools
- GMC 4X4 Pickup
- Antiques
- Primitives
- Furniture

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73 acres. Corner lot. 54 acres tillable farmland, some systematically tilled, lays level to gently rolling, nice 10 acres of mature woods with timber, beautiful tracts ranging from 5+ acres to 15.5 acres each. Improvements include 2,592 sq. ft. brick, one owner, four bedroom, 2.5 baths. Home built 1976 with attached two-car garage, good basement, 1,728 sq. ft. on the main level, 864 sq. ft. on the second level. Oil hot water heat, and wood burner, new boiler, well and septic, 200 amps, wood burning fireplace. Two bedrooms and two baths on the main level. Den, office, pantry. Two bedrooms up. Walk-in semi-finished attic over garage. Eat-in kitchen, formal dining room, oak floors, family room with wood burning fireplace, nice built-in cabinets. Well-built home. Outbuildings include pole barn and shop plus two other pole buildings. Small pond and pine grove. Divided as follows:

- Parcel #1: 9+ acres with home and all outbuildings
- Parcel #2 & #3: 7+ acres each, all tillable
- Parcel #4 & #5: 8+ acres each, all tillable
- Parcel #6, #7, & #8: 5.5 acres each, all tillable
- Parcel #9: 15.5 acres with 5.5 tillable balance heavily wooded with timber.

Note: Walk them over. Buildings shown by appointment or open house on Fri., June 7, 2:00-4:00 PM.



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.

JD TRACTOR, EQUIPMENT, TRUCK, TOOLS

1990 GMC Sierra 4X4 diesel, 130K miles; one-owner JD 4020 diesel, 1963, rebuilt, like-new 480/85X34 rubber, shows 2393 hrs, WF; JD X738 like-new garden tractor with 60" deck, 4WD; JD slab weights and 5 weights; Ford 8N; 13" Rockwell planer; upright splitter; 3 pt blade; HD drill; straight edge; antique grain scale tester Fairbanks; 225 electric welder; chains; jacks; hand tools; Acetylene outfit; air compressor; rototiller; hand sheller; pulleys; grain cradle and wood rake; McCullough Mac 700 chainsaw; pole saw; air tools; saw blade hand sharpener, vise and saw; filer for circular saw; Ryobi table saw; toolboxes; hand and garden tools; early circular saw straight edge and hammers for sharpening

ANTIQUES, HOUSEHOLD

Custom dry sink; marble stand; oak claw-foot round table; stoneware; crocks; oil lamps; lots canning jars; 8 ladder-back chairs; banquet lamp; butter churn; walnut ornate dresser with mirror; dresser with carved pulls; cedar chest; desk; bedroom suite; canner; oak rocker; iron skillet; old balance scales; lunch pail; ss pan; costume jewelry; small C-roll oak desk; living room furniture; oak buffet; dining room table; small Craftsman metal lathe; organ stool; hanging scales; S-roll desk; sausage stuffer; erector set; galvanized tubs; half dozen early bibles; copper boiler; oak washstand; flat-wall cupboard; wood cradle; old rope bed; school desk; hired man rope bed. Lots of collectibles. Join us, Rusty! Something for everyone.

TERMS ON CHATTELS

Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or Master Card accepted. 4% 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.



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