

RABER REAL ESTATE & FARM AUCTION

Saturday, March 12, 2016 • 10:00 a.m.

• Real Estate at 12:00 noon •

Open For Inspection February 29, 2016 from 4:30pm to 6:00pm

Location: 6039 Amsterdam Road, Amsterdam, OH 43903

Directions: From Carrollton take OH-9 S 10 miles. In Kilgore make a Left onto OH-164 N (Amsterdam Road) 1.5 miles to sale. Watch for signs.

**110 Acres • Good set of Buildings • Good Hunting • Carroll County
Approx. 60 Acres Tillable • Balance Woods & Pasture**

Are you looking for the opportunity to own a large parcel that has it all? This property has rolling land that is secluded with hilltop views and acres of privacy. It has approx. 60 acres of tillable land, approx. 20 acres of pasture land that is fenced in for livestock, including a stocked pond, and great hunting all situated in one parcel in Carroll County.

The homestead includes a large farmhouse that has 7 bedrooms, 1 full and 2 half bathrooms and full basement. The outside has a new chimney and new vinyl siding. The barn has new steel on the side and roof. The length is 48'x180' and an addition that is 48'x60' that was formerly used as a milking facility. It currently has 9 tie stalls for horses and 4 box stalls with lots of storage area for machinery.

The tillable land had a rotation of corn, oats and hay. This property has many acres of fenced in pasture land for your livestock. Also has hunting land for your recreation that has been managed well.

Don't miss this great opportunity to invest in some prime farmland and recreation land all in one package! Call Vernon for more information or visit www.northwoodauctions.com.

OWNERS:

Melvin & Katie Raber



Real Estate Terms: 10% nonrefundable down payment day of sale with balance due in 45-60 days at closing. No financing contingencies. Property will be sold "AS IS" with no warranties expressed or implied, all gas and oil minerals have been withheld by previous owner. There is NO BUYERS PREMIUM. Announcements day of sale will take precedence over all previous advertising. Legal: Parcel#19-0000357 in Carroll County. Approx. taxes are \$1090 per 1/2 year. Taxes are in CAUV. If there would be any recoupment it will be at the expense

REALTOR/AUCTIONEERS:

Vernon Yoder 330-466-0520

Orus Mast 330-473-9077

Auctioneer: David Miller



Vernon Yoder
Auctioneer/REALTOR
Ph#330-466-0520

Broker



6 HORSES: Team of 8 and 10 yr belg. geldings 18 hd, Team of 2 yr old bl. perch mare and 3 yr mare MG Prince Granddaughters, 2 yr old gray perch. stud colt, 2 yr old quarter horse broke to ride.

FARM EQUIPMENT: Farmall M Tractor on rubber w/belt pulley, MCD 8' grain binder, MCD corn binder, 999 JD corn planter w/plateless hoppers, 2 MCD #7 hay mowers with 6' bar, Old kicker hay tedder, cone spreader on #9 gear, NI #12 manure spreader, pioneer forecart, pioneer 14" sulkey plow w/JD bottom, Hostetler walking plow, JD disk, spike tooth harrow, spring tooth harrow, gravity wagon on gear, 256 NH hayrake, NH 68 hay baler, Yoder field sprayer, Gehl feed grinder mixer, hay wagon, 40' hay and grain elevator, dbl cultipacker, 1 row cultivator, JD corn sheller, cob elevator, Gehl C-40 silo filler for parts, wagon gear.
Consigned: Farmall 460 tractor on rubber reconditioned.

SHOP-HOUSEHOLD-MISC: 2-50 Cal traditions in line muzzleloader, PSE Crossbow, PSE Compound Bow, 2 Bio dbl sets, 1 nylon set draft harness, 1 single leather buggy harness, 2 horse eveners, collars, Open hack w/2 seats, 2 water trough w/float, woven wire fence stretcher, extra binder webs, vinyl railing, 9-15' trusses, gas lantern, sewing machine w/stand, 100+ sq foundation sandstone, 36"x20' galv culvert, cedar porch furniture, oil stove w/baker, kitchen queen cookstove w/reservoir, New perfection 5 burner oil stove w/baker, 2 burner oil stove, stainless steel water kettle, 2 cedar porch gliders, lawn mower, lots of misc.

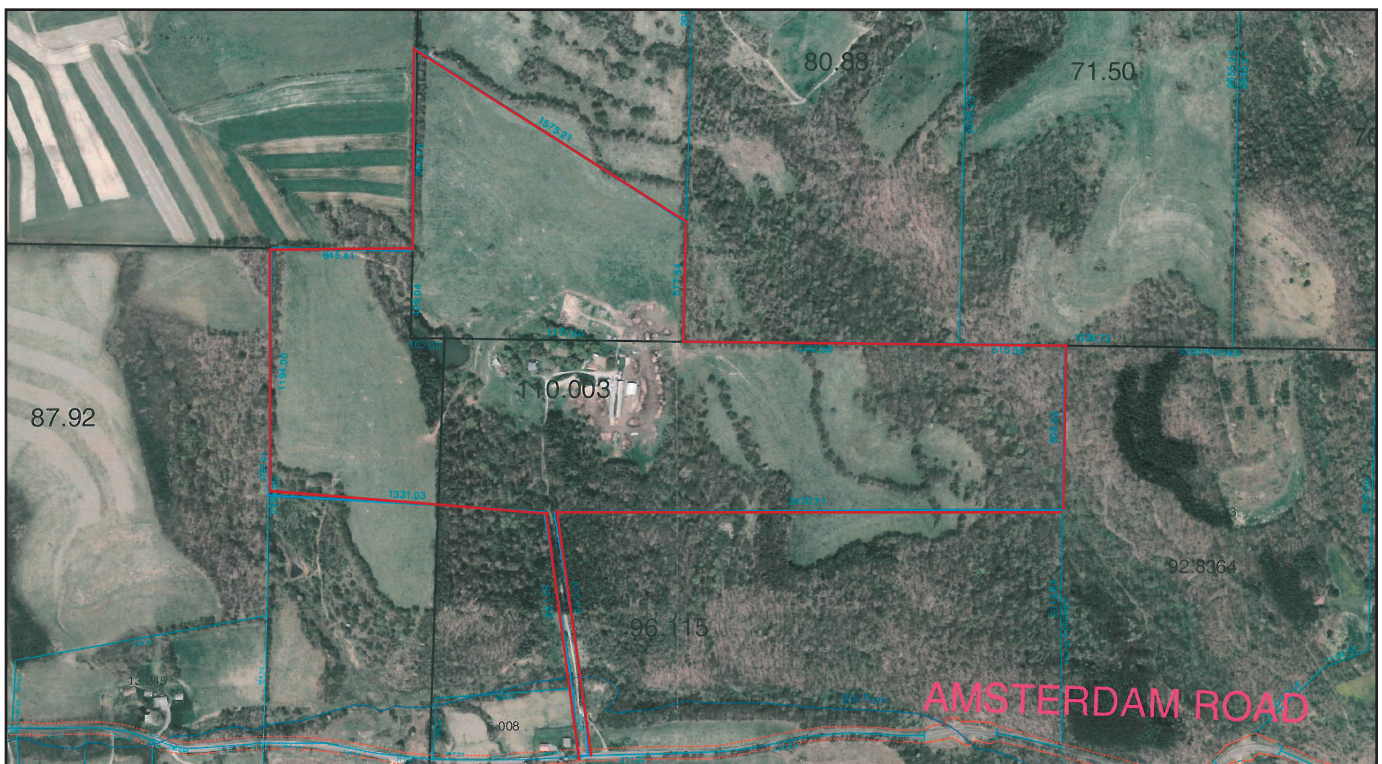
ORDER OF SALE: Starting with wagon loads of misc, household, shop tools, Real Estate at noon, farm equipment and horses.

WE ARE TAKING CONSIGNMENTS.

To consign talk to Melvin 330-739-1036 or call Vernon 330-466-0520.

TERMS: Cash or Good check

Lunch Stand



Note: All boundary indications shown are approximate and superceded by actual survey markers and/or official government records. This is not a legal document.

www.northwoodauctions.com - www.auctionzip.com #22244