

Riley Real Estate and Chattel Auction

Saturday, May 4, 2019

Chattels: 10:00 a.m. • Real estate 1 p.m.

Open house: Tuesday, April 9 5-7 p.m.

Tuesday, April 23 5-7 p.m.

Sunday, April 28 2-4 p.m.



**124-Acre Farm • 10 Parcels • Totally Renovated 3 BR/2.5 BA 1840s Farm house • Large Bank Barn • Pond • Beautiful Building lots • Wildlife • Creek • Farm land • Springs
Gorgeous Setting • Green Twp. • Ashland County • Loudonville/Perrysville Schools**

Location: 620 St. Rte. 95, Loudonville, OH 44842. The farm is located between Loudonville and Hayesville at the intersection of St. Rte. 60 and 95.



8080 T.R. 669 • Dundee, OH 44624
NorthwoodAuctions.com



Broker
**BERKSHIRE
HATHAWAY**
HomeServices

Northwood Realty Services

Auctioneer/Realtor: Orus Mast 330-473-9077

Once-in-a-lifetime opportunity to purchase a completely renovated 1840s-era farmhouse, excellent land/building lots and much more!

Opportunity of a lifetime! “Country Estate” may be the best way to describe this property, because the Rileys have transformed the 1840s-era farm house into a breathtaking residential oasis that you have to see to believe.

The house was taken down to bare walls and completely redone inside and out. The result is a beautiful — and period correct — large country home that surrounds you in warmth and luxury. Key renovations include: New windows, electrical, plumbing, HVAC, doors, standing seam roof and vinyl siding. A great deal of reclaimed lumber was used in the renovations which gives it a pioneer feel, but also provides every modern convenience, including a Schlabach custom kitchen featuring granite countertops.

All of the appliances stay, including the Maytag SS refrigerator, KitchenAid double oven, Electrolux Icon 6-burner gas stove. and Whirlpool front-loading washer/dryer. The home also features a whole-house natural gas generator, and there is free gas to the property.

The home includes a full walkout basement and a 2-car garage on the lower level. The main level includes kitchen, dining room, breakfast room, living room, sunroom, office, full bath and laundry room, with three bedrooms and two full baths on the second floor. The Master suite features a one-of-a-kind master bath that showcases a glass-door shower, whirlpool tub, huge “Grand Canyon” style custom sink and a large walk-in closet. A beautiful, open stairway/foyer sits at the heart of the home. An additional 2-car garage is adjacent to the laundry/service entry.

There are so many possibilities here given the acreage amounts and locations, with the homestead including 26.67 acres, the house and barn.

Outside you will find beautiful landscaping including stone walls and mature trees, two developed springs, two private water wells, a beautiful pond with waterfall/water wheel, fenced pasture and a spring-fed creek.

The large bank barn is very serviceable, and has a newer poured wall foundation and lots of room for animals.

The possibilities are almost unlimited here, from traditional farming to beef cattle or even a horse farm. The homestead could be the country minifarm you’ve always dreamed of, or a stately country B&B — too many possibilities here to list!

The remaining parcels range in size from 5.17 acres to 23.13 acres, and offer a number of possibilities as well, from country homesites to hobby-farm-sized parcels.

This is an opportunity that doesn’t come along every day so be sure to check this one out! The property offers country living at its best, but is just 10 minutes from I-71, 70 miles from Columbus/Cleveland and just 15 miles to Mansfield, Ashland and Wooster.

Chattels:

Trucks • Cars • Trailers

Collector-grade classic 1982 Datsun 280ZX with T-tops, just 53,000 miles, original paint and always garaged, never seen snow or salt — beautiful vehicle, 2011 Buick Lacrosse all wheel drive, 4-door, 114,000 miles (very clean), 2004 Chevy Trailblazer LT 140,000 miles, Ford F-350 Powerstroke V-8 diesel dually (with gooseneck setup), 5-speed manual transmission, 219,000 miles; Ford F-350 XLT SuperDuty dually, 326,000 miles; Butler 20’ equipment trailer with beavertail, 1999 Barrett 8 1/2 x 30’ with 8’ drop nose cattle trailer.

Skid loaders • Tractor Farm misc.:

(2) New Holland LX 865 Turbo skid loaders, skid loader tracks, skid loader grapple bucket, skid loader attachments, Buffalo 130HP 4-wheel-drive tractor with cab, New Holland #195 manure spreader, new slop gate for the NH #195, gravity wagon box, New Holland hay saver feeders, 3 pt. post hole digger, Rubbermaid water troughs, extension ladders, portable milker vacuum pump, SS milker buckets and strainers.

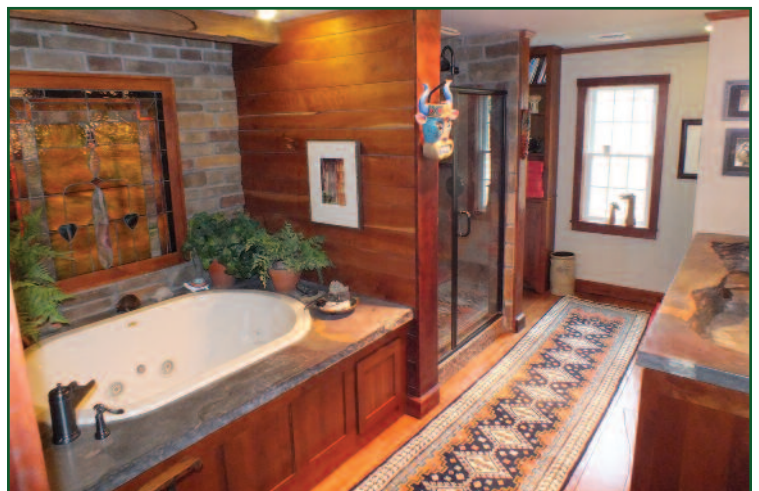
Mowers • Sleigh • Shop items

Scag 60” zero-turn mower, John Deere 495 mower w/60” deck and 947 hours, acetylene torch set, tool chest, outboard boat motors, Antique Russian sleigh, Ingersoll Rand oil air compressor (like new), bench grinder, log chains, binders, and wagon load of misc.

Chattel terms: Cash or good check

Owners: Rex and Margaret Riley/Rex G. Riley Trust

Auctioneer: Orus Mast 330-473-9077; Mike Davis 440-749-0860; Bob Graber, 330-466-1662



Parcel 1: 26.67 acres with the homestead and buildings

Parcel 2: 5.17 acres nice building parcel w/frontage on SR 95

Parcel 3: 9.95 acres nice building parcel w/frontage on SR 60

Parcel 4: 6.31 acres nice building parcel w/frontage on SR 60

Parcel 5: 7.83 acres nice building parcel w/frontage on SR 60

Parcel 6: 8.76 acres nice building parcel w/frontage on SR 60 and CR 2404

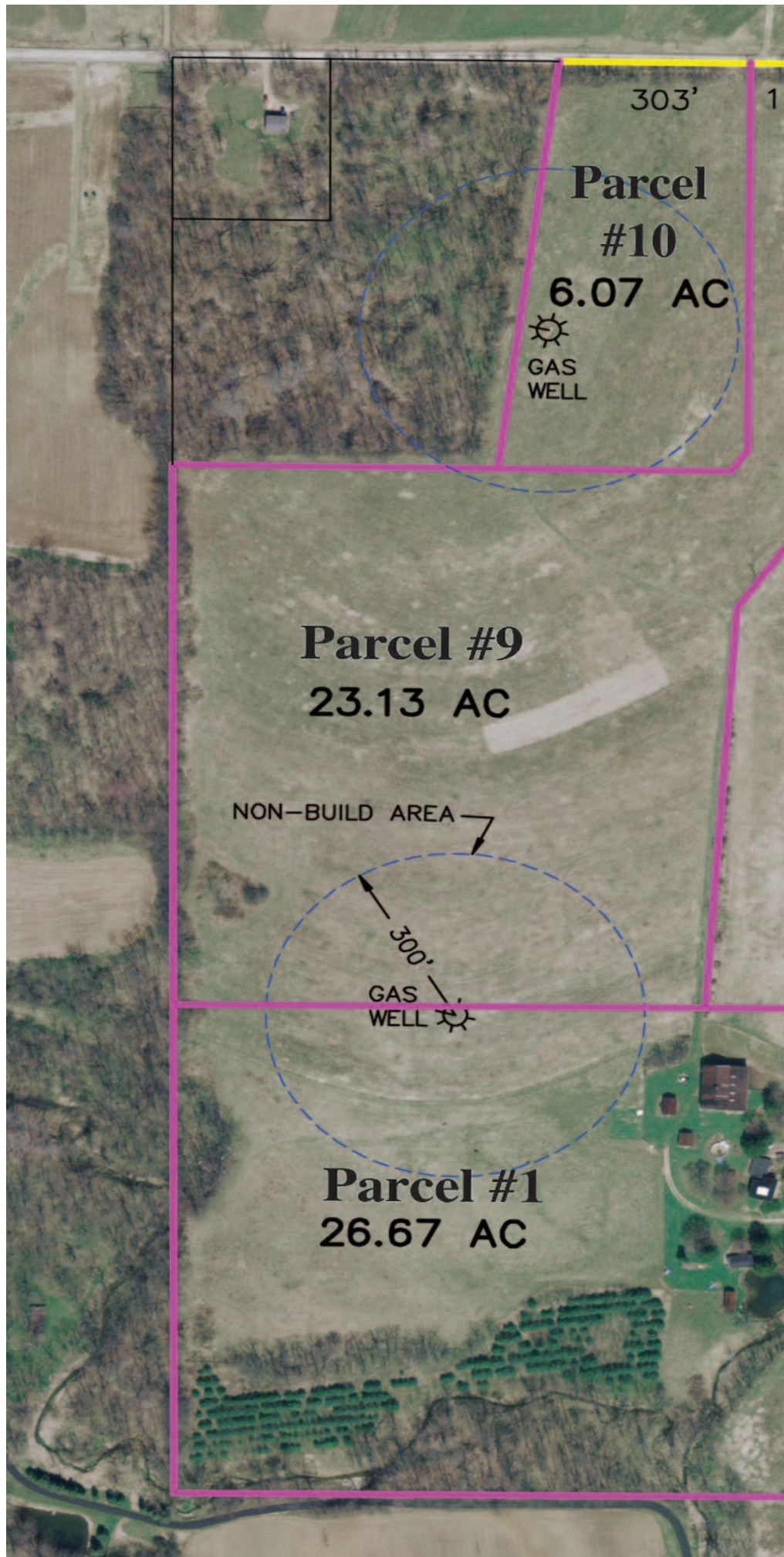
Parcel 7: 7.53 acres nice building parcel w/frontage on CR 2404

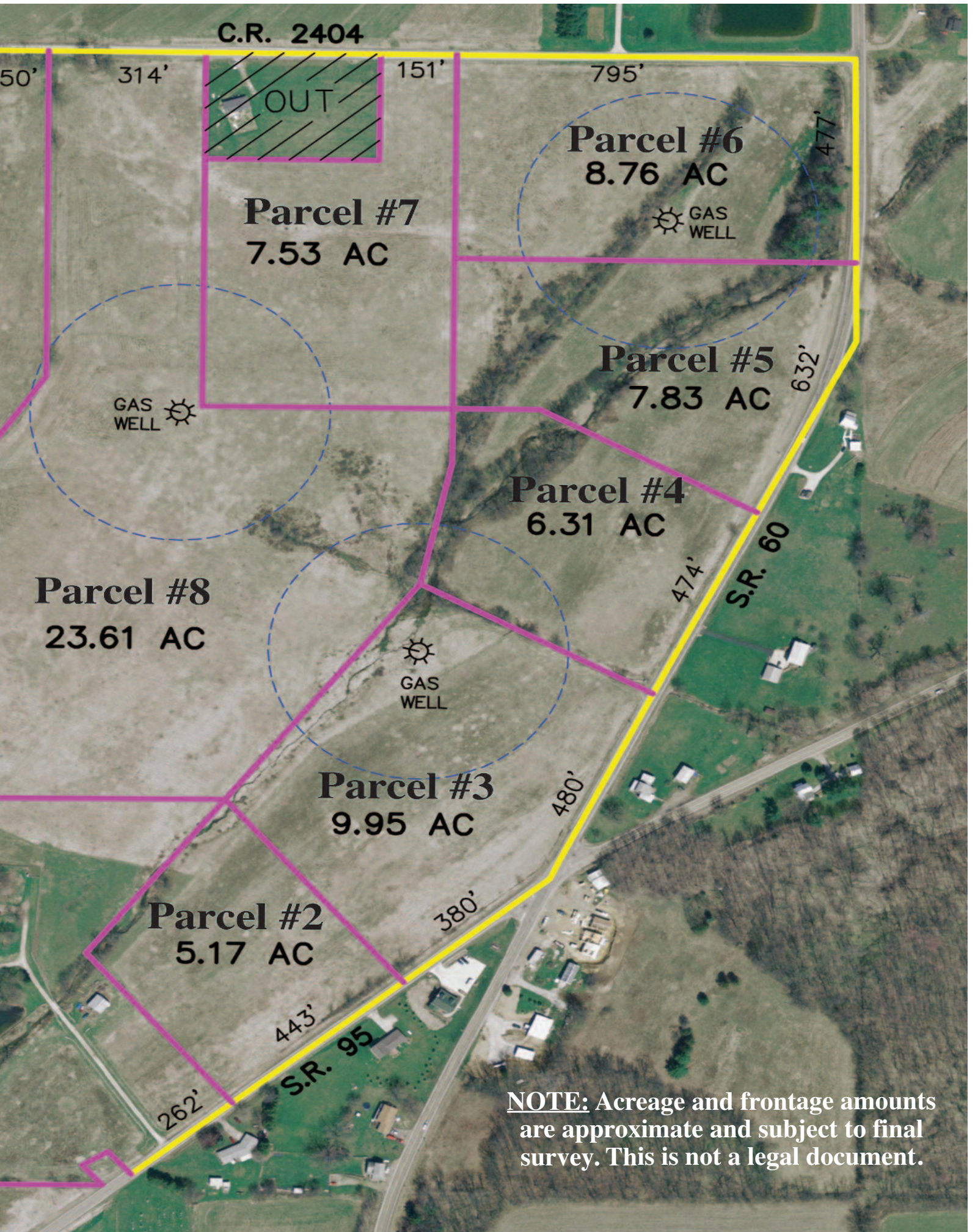
Parcel 8: 23.61 acres nice building parcel w/frontage on CR 2404

Parcel 9: 23.13 acres open crop land w/frontage on CR 2404

Parcel 10: 6.07 acres nice building parcel w/frontage on CR 2404

Real Estate terms: A 10% non-refundable deposit is due at the auction. The balance is due at closing in approx. 60 days. A 5% Buyer's Premium is in effect. Buyers will be charged \$500 per parcel for survey costs. Acreage and frontage amounts are approximate and subject to final survey and county approvals. Announcements at the auction precede previous statements and advertisements. Note: 1% commission will be paid to a buyer's broker if registered 72 hours before the auction.





C.R. 2404

OUT

Parcel #7
7.53 AC

Parcel #6
8.76 AC

GAS WELL

Parcel #5
7.83 AC

GAS WELL

Parcel #4
6.31 AC

Parcel #8
23.61 AC

GAS WELL

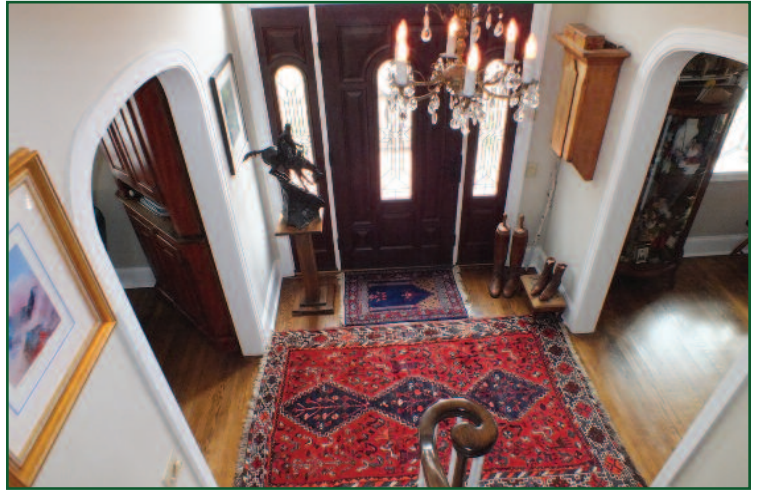
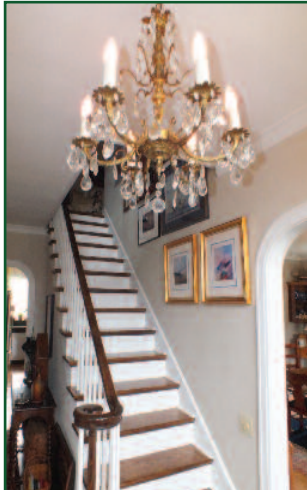
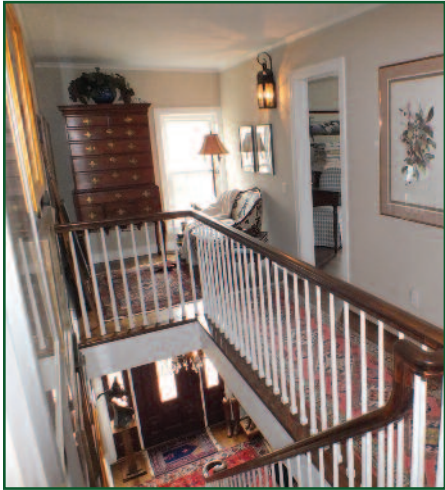
Parcel #3
9.95 AC

Parcel #2
5.17 AC

S.R. 95

S.R. 60

NOTE: Acreage and frontage amounts are approximate and subject to final survey. This is not a legal document.

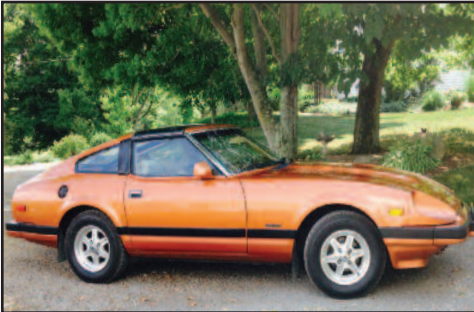




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