

Felter Auction

Saturday, December 2nd, * Time 10:00 am**
10411 E. CR. 12 - Bloomville, Ohio

227+/- Acres - 180+/- Tillable Acres - Bloom Twp. - 6 Tracts

TRACT 1: 4 Bedroom Country Home w/ 2.45+/- acres. Property situated back blacktop drive nearly 675 feet from CR. 12. Home is a grand old 2 story which has dual heat sources (L-P gas and wood furnace), spacious living room, attached 2 car garage with workshop area, plus 48'x34' shop building w/ 16x10 overhead door and overhead storage space. GREAT COUNTRY SETTING!

TRACT 2: 88.8+/- acres all tillable with Pandora & Tiro silt loam soil types, considered productive and lays very nice with road frontage on CR. 12, all 1 field.

TRACT 3: 85+/- acres all tillable with Pandora and Tiro silt loam soil types. Productive tract which lays directly west of Tract 2 and has road frontage on CR. 12 and TR. 77.

TRACT 4: 22.28+/- acres of woodland, nestled nearly 700' off of TR. 77. This is Great recreational or hunting woods, 35' owned drive included with this property. BUILD YOUR DREAM CABIN!

TRACT 5: 22.6+/- acres of woodland with Silver Creek flowing throughout, frontage on TR. 77. THIS TRACT KNOWN TO BE DEER HUNTERS HEAVEN!

TRACT 6: 8.9+/- acres located at the intersection of TR. 77 and CR. 12, Nice tract with 1,300' plus of road frontage. CRETE YOUR OWN MINI FARM!

Call: Auctioneer Vic Smith, Jr for additional info. @ 419-585-8271

* Personal Property Sale to Start at 12:00 noon *

Household: Refrigerator/freezer; washer; dryer; stove; roll top desk; La-Z-Boy chair; leather couch; dinette set; file cabinets; cabinets; entertainment center; bedroom suites; hutch dresser; small appliances; record albums; turkey deep fryer; Power Scooters; electric chair bed (like new); etc. **Collectibles:** old boxes; glassware; old metal filing system; old tractor & implement manuals; old scales; twin tubs; 1940's Evinrude Boat Motor; crocks, etc. **From the Shop:** Oliver 1850 tractor, wf, (6,000 hrs); Oliver weights; Heavy duty, 3pt vertical wood splitter; Atlas portable car lift, (9000#); diesel fuel tank w/ electric pump; anvil; mig welder; chain falls; wrench sets; leaf blower; wood & alum. ladders; organizers; large Craftsman tool boxes; flourascent lights; large assortment of power & hand tools to include 1/4, 3/8, 1/2 & 3/4 socket sets; floor jacks; jump start units; parabolic heater; grinder; vises; 12'x 30" shop bench w/ stainless top, on wheels; shop vac; cut off saw; drill press; 110 & 220 volt air compressors; large bolt cutters; weed eater hand brush cutter; Husgavarna chain saw; field tile; 2 wheel trailer; dirt blade; 6' rotary mower; snow fence; White Zero-Turn mower, 23hp w/ 50" deck; 10 ton hyd. Body repair kit (new); etc. Tractor, Mower & Car Lift to sell @ 1:00 pm!

Terms: CASH or check w/ photo ID on personal property, No Credit Cards

visit: www.AuctionZip.com - Auctioneer ID# 11044

Jerry Felter

Real Estate Trustee - Personal Property Executor



Ohio Real Estate Auctions, LLC

Vic Smith Jr, Auctioneer
419-585-8271

Mike Watson, Assisting Auctioneer

www.OhioRealEstateAuctions.com



AUCTIONEER
419-585-8271



AUCTION

TERMS & CONDITIONS

**Robert F. Felter Trust Auction
Saturday, December 2nd., 2017**

Real Estate Sells @ 10:00 am

10411 E. CR. 12 - Bloomville, Ohio

PROCEDURE: *All parcels sold subject to all leases, easements, zoning laws and ordinances on record.*

DOWN PAYMENT: **\$15,000.00** each for TRACTS 2 & 3 and **\$5,000.00** each for TRACTS 1, 4, 5 & 6 down payment on the day of the auction, non-refundable, upon signing a contract to purchase, with balance due within **30 days** or upon delivery of deed. The down payment can be paid in cash, personal check, corporate check, or cashier's check, made payable to OHIO REAL ESTATE AUCTION, LLC. The remainder of the purchase price is payable day of closing. Keep in mind that **YOUR BIDDING IS NOT CONTINGENT UPON FINANCING**, so be certain that you have arranged financing (if needed) and are capable of paying for the balance at closing.

CLOSING: Possession will be on delivery of deed/day of closing.

TAXES: Seller will pay the entire year of 2017 real estate taxes in full. (approx. full year real estate taxes based for 2016 tax year, are \$9,469.96 for the entire farm)

ACCEPTANCE OF BID PRICES: Successful bidder(s) will sign a auction contract to purchase immediately following the close of bidding at the auction. All final bid prices are subject to approval by the seller(s), unless the auction has been advertised or announced as an Absolute Auction.

SURVEY: Selling according to new recent/pending survey completed by Hank and Associates, Inc..

DISCLAIMER AND ABSENCE OF WARRANTIES: The property is being **SOLD** on an "as is" basis including all faults, and no warranty or representation, either expressed or implied, concerning the property is made by either the seller(s) or Ohio Real Estate Auction, LLC. Each bidder is responsible for conducting its own independent inspections, including lead base paint investigations, and all due diligence concerning the property and the auction. Information contained in this brochure is subject to verification by all parties relying on it. Diagrams/dimensions in this brochure are approximate. All information contained in this brochure and any related materials are subject to the terms and conditions of sale outlined in the purchase contract. Auction conduct and bidding increments are at the direction and discretion of the auctioneer. All decisions of the auctioneer are final.

AGENCY: In this real estate auction, **OHIO REAL ESTATE AUCTIONS, LLC, Vic Smith, Jr. Auctioneer, and all other Auctioneers of the firm** are acting as agents for the seller(s) and have a fiduciary duty to the seller(s).

NEW DATA, CORRECTIONS AND CHANGES: Please arrive prior to the scheduled real estate auction time to inspect any changes, corrections, or additions to the property information.

Information in this brochure is believed to be accurate but not guaranteed.