

REAL ESTATE & EQUIPMENT AUCTION

SATURDAY NOVEMBER 11, 2023

9:00 AM Equipment

11 AM REAL ESTATE 377.127 total acres

Pre-Approval letter is required for bidding on property. All qualified bidders may bid on property

4 individual tracts offered via Multi-Par system. Buy one or any combination of tracts.



TRACT I: 36.42 acres MLS#1786599

parcel #03-004240.0000 & 06-004240.0000
1303' Road Frontage on Lucas Road: 60' X 120'
Machinery Barn, 48' X 80' Work Shop, Older tobacco barn, 24'X 160' Machinery shed, (2) 5,000 BU grain bins, (2) 7000 BU grain bins

TRACT III: 117.056 acres MLS#1786584

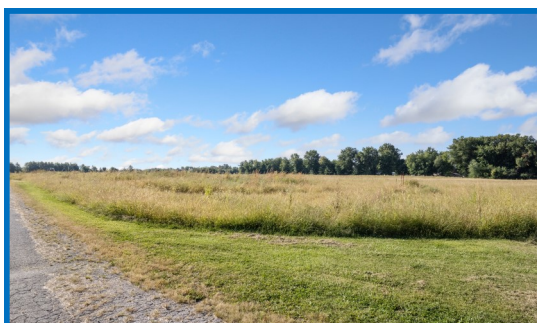
parcel number #03-004364.0000
3465' Road Frontage on Bilbee (East Side) , 682' road frontage Lucas Road, 1572' road frontage Bilbee (West Side), 290' road frontage Yankeetown
Nearly All Tillable/Large wooded area

TRACT IV: 44.84 acres MLS#1786613

parcel #03-003696.0000
1609 ' Road Frontage
on State Route 774, cropland

TRACT II: 178.811 acres MLS#1786582

parcel #03-004264.0000
3281' Road frontage on Lucas Road: 2642' road frontage Yankeetown Road: 1578' road frontage on State Route 774, nearly all tillable



DISCLAIMER: All information contained herein is believed to be accurate but not warranted. No warranties expressed or implied, subject to all easements, restrictions, zoning, covenants and other matters of record. All measurements are approximate and not guaranteed. Any/all inspections will be at Potential Buyer's Expense.

REAL ESTATE TERMS: Come prepared with pre-arranged financing. Property sells "as-is" condition with no financial contingencies or inspections. Bidders shall rely on their own inspection and not upon any description of the Auctioneer, owner or agents. Auctioneer and Real Estate Company are working for the seller only. All decisions of the auctioneer are final. United Real Estate Home Connections Purchase Contract(s) will be written immediately following the final bid.

REAL ESTATE DEPOSIT: Required day of the auction for property purchased: **\$50,000.00 PER TRACT** down day of auction, to be deposited in escrow account of Mike Brown & Associates, LLC. Closing for property will be on or before December 26, 2023. Possession according to the purchase contract. If Buyer fails to close per terms of contract, the deposit is **NON-REFUNDABLE**. Seller will furnish a good deed at closing at Title Company. Any other terms and conditions will be announced day of auction and will take precedence over printed material. Taxes pro-rated to day of closing.

Prospective buyers should avail themselves the opportunity to make inspection of property (real estate or personal) prior to bidding. All Property sells in "as is condition" w/good warranty deeds and marketable surveys. Our company is not responsible for accidents or loss of property. Partial listing only. Auctioneer Note: Conditions vary, most items being very nice.

**Owners: Dennis N. Schneider,
John R. Schneider, Donald C. Schneider Jr; Ronald C. Schneider**

Mike Brown & Associates LLC, AUCTIONEERS

BETHEL, OHIO (513) 532-9366

Mike Brown, Auctioneer

Agent with United Real Estate Home Connections

www.MikeBrownAuctioneer.com



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Real Estate
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2275 Lucas Road Hamersville, Ohio 45130

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EQUIPMENT 4 TRACTORS-BACKHOE

Case IH 8920 (JJA0073753) tractor duals, 2 wheel drive, 3075 hrs: Case IH 4894 duals 80% rubber, remotes, 3pt, repaint: Massey Ferguson 1100 diesel: Deutz D100-06: Massey Ferguson 50HX backhoe 4 wheel drive power shuttle: Kinze 3600 12-23 30 inch rows (#623738): J&M seed wagon w/tarp and auger: New Idea 708 hydro unisystem w/3 row head: Case IH 496 disk 20': J&M 525 grain cart w/scales corner auger (nice): J&M 500 BU gravity wagon w/double side boards, brakes, lights, 20 ton gear, center dump, Mayrath10"X30' swing auger, Mayrath10"X62' swing auger: 10"X36' auger, Sunflower 642 mulcher finisher #3432-30: Unverferth 1225: 33' rolling harrow: Snyder Ind. water tank on trailer w/pump: Burchwing disk 16': New Idea hay and corn PTO elevator 45' (nice): Bushhog 121-09 hyd 9' blade 3pt: Bushhog 10' bush hog pull type: 6' Bushhog: 2 flat wagons, MF 3pt 4 bottom rollover plow: various poly water tanks: Oliver lime spreader: Farmhand hyd dump wagon: bumper pull flat trailer missing 1 axle: header wagon, 3 pt post driver: 2 wagon loads of smalls such as tools, top links and misc: SnapOn wire welder: drill press: bolt bins full: tool boxes: hydraulic cylinder: Partial listing only.



CASE IH 8920



KINZE 3600



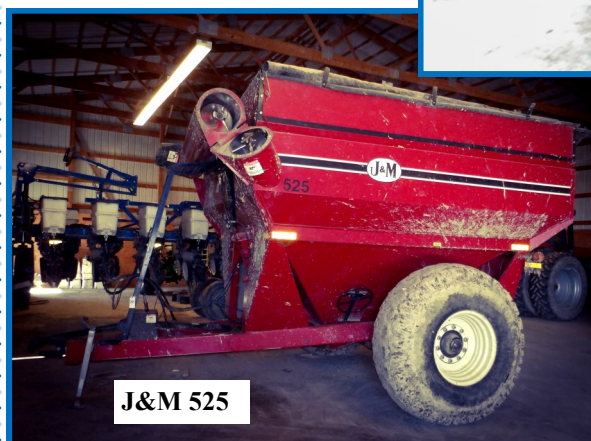
MF 5050HX



CASE IH 496



SUNFLOWER 642



J&M 525



J&M 500 BU



J&M seed

PERSONAL PROPERTY TERMS: All sold "as is/where is" with no guarantees. Payment made on auction day with cash or good check with proper I.D. Announcements made auction day take precedence over any previous notification.

Call..... Mike Brown Auctioneer/Agent 513-532-9366
Agent w/United Real Estate Home Connections

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