

# ABSOLUTE HOSTETLER AUCTION

**143 ACRE FARM – LATE MODEL FARM EQUIPMENT**

**24866 TR 251 NEWCOMERSTOWN OH 43832 | COSHOCTON COUNTY**

**SATURDAY, NOVEMBER 18, 2017 – 11:00 AM**

**OPEN FOR INSPECTION: MONDAY, NOVEMBER 6 – 4:00 TO 6:00 PM**

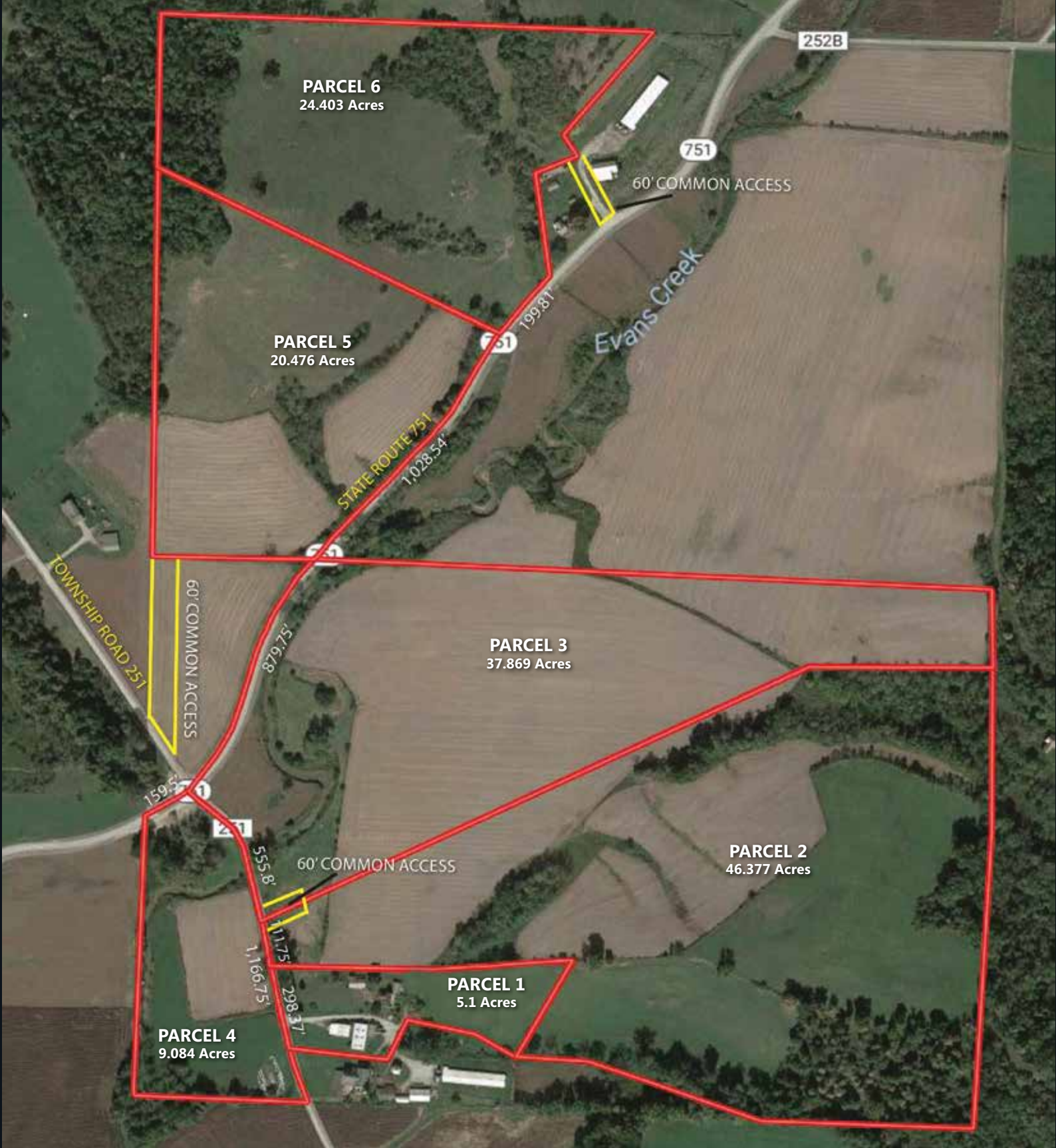
143.309 Acres | Adams Township | Coshocton County | 6 Parcels | Over 4,000' Road Frontage | Ranch Home with Many Updates  
2 Story Farm House | Machinery Sheds & Storage Buildings | Good Tillable Farm Land | Hillside Pasture Ground  
Wooded with Recreation | All Mineral Rights Transfer | 500,000 cubic ft FREE GAS | Kubota Tractor | Kubota RTV | Ventrac | Attachments



 **Kaufman**  
Realty & Auctions

**(330) 403-4036 | KaufmanAuction.sale**

**Curt Yoder | Realtor, Auctioneer  
330-204-2447 | curt@kaufmanrealty.com**



Wonderful working farm with excellent buildings, good tillable land, and all mineral rights. This farm offered in 6 parcels will give you multiple choices for vacant land and respectable buildings. The ranch home features a kitchen with dining area, living room, 3 bedrooms, full bath, along with a poured wall foundation full basement with utilities including gas forced air furnace, central air, gas hot water heater, and a Generac 20KW backup generator. This home has had many upgrades and improvements in recent years. The 2 story farm house has a kitchen, living room, dining room, full bath, laundry on the main floor with 3 bedrooms upstairs. Full basement with utilities including gas forced air furnace, central air, gas hot water heater. The homes share a well and each has a septic. There is also a 40x88 pole building for machinery storage, a 40x54 machinery shed, and a 28x36 detached garage. All improvements are in good condition. The land has plenty of road frontage, offers a good mix of tillable farm land & hay/pasture land, and some wooded land. All mineral rights transfer.

**Real Estate will Sell First at 11:00 AM.**

**Parcel 1:** 5.1 Acres w/ 298' frontage on TR 251. Includes 2 homes & improvements

**Parcel 2:** 46.377 Acres w/ 111' frontage on TR 251. Tillable, hay ground, & wooded.

**Parcel 3:** 37.869 Acres w/ 555' frontage on TR 251 & 879' frontage on SR 751. Mostly tillable farm land

**Parcel 4:** 9.084 Acres w/ 1,166' frontage on TR 251 & 159' frontage on SR 751. Open land with pasture area.

**Parcel 5:** 20.476 Acres w/ 1,028' frontage on SR 751 & 60' common access on TR 251. Tillable & Pasture Land.

**Parcel 6:** 24.403 Acres w/ 199' frontage on SR 751 & 60' common access. Open Pasture with some wooded.

**Real Estate Terms:** 10% nonrefundable down payment with balance due at time of closing, in approximately 45 days. No Contingencies. All seller's mineral rights transfer; sells subject to all articles of record. Any required inspections must be completed prior to bidding. All information gathered from sources deemed accurate, but not guaranteed. Buyers must independently investigate and confirm any information or assumptions on which any bid is based. Announcements the day of the auction, take precedence over all previous advertising and statements. Buyers to pay \$500 per parcel in surveying.

**Legal:** Parcel #s 00200000010100, 00200000047300, 002000000051700, & 00200000047200 in Adams Township of Coshocton County. Taxes to be determined, due to lot splits; based on CAUV; any recoupment is buyer's responsibility.

**Tractor – Ventrac – RTV – Equipment:** 2015 Kubota L4701D Tractor w/ LA765 loader, only 42hrs, 4WD; 2014 Kubota RTV X900 diesel RTV, only 50hrs & 114 miles, 4WD, auto dump bed; 2015 Ventrac 4500Y diesel, only 127 hrs., w/ HM 602 deck; 3pt. Brush Hog BH16 mower; 3pt. LandPride 72" box scraper/land grader; 3pt. Wallenstein BX-60 PTO chipper; Steiner 6' 4way blade; Limbinator Saw loader attachment; These items will be sold directly following the real estate.

**Chattel Terms:** Cash – Check – Credit w/ valid ID; 3% buyer's premium. Waived for cash or check.

**Auction by order of:** William & Myrna Hostetler



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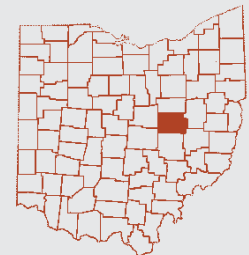
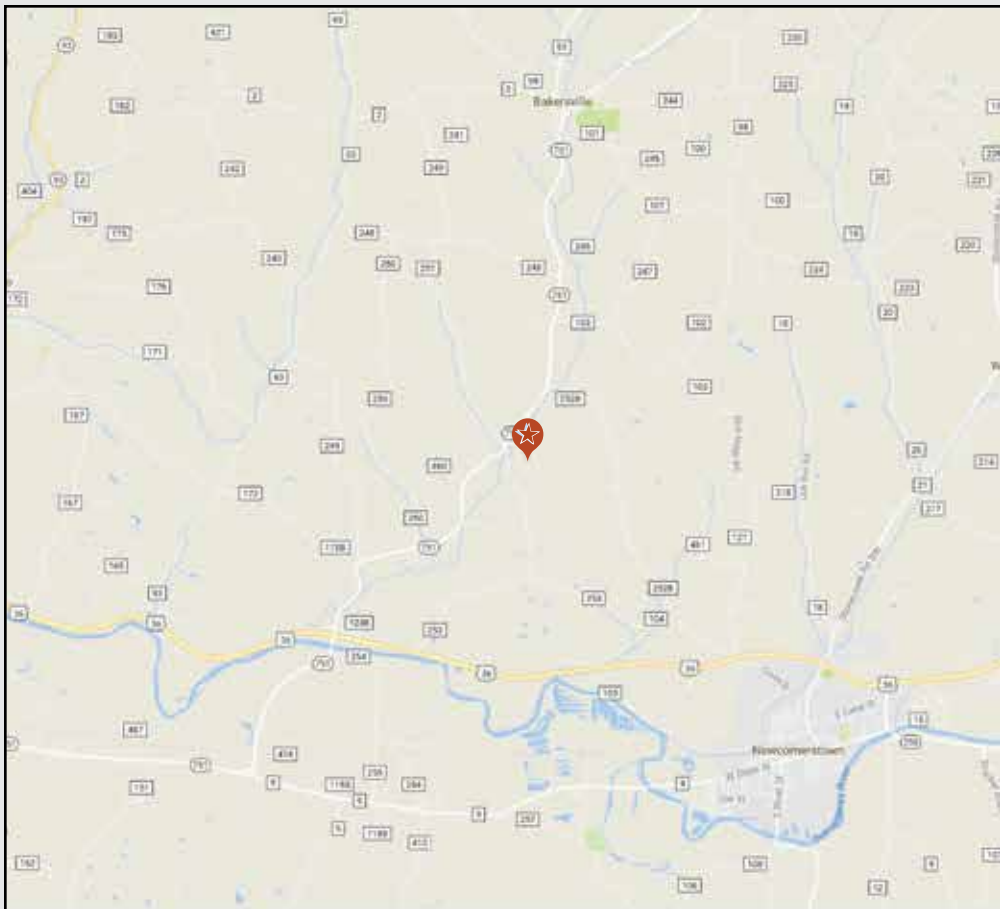
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PO Box 422, Sugarcreek, Ohio 44681



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**24866 TOWNSHIP ROAD 251  
NEWCOMERSTOWN, OH 43832  
Coshocton County**

**GPS:** 40.308865, -81.653914

**DIRECTIONS:** From US RT 36 between Newcomerstown & SR 93 (West Lafayette) take SR 751 north 2.4 miles to TR 251, turn east ¼ mile to farm. From Stone Creek & I-77 (exit 73) take SR 751 south 8.8 miles to TR 251 east ¼ mile to auction. Signs Posted.