



35994 Township Road 337, Warsaw, Ohio 43844

ABSOLUTE AKINS AUCTION

188 ACRE FARM | FARM EQUIPMENT & HOUSEHOLD

188 Acre Beef/Crop/Recreational Farm | 8 Parcels | Tiverton & Monroe Townships
Coshocton County | Riverview Schools | 4 Bedroom Ranch Home | Mobile Home Pad | Outbuildings
Building Sites | Wooded & Open Tillable Land | Excellent Hunting and Wildlife Habitat | 2500'+ Road Frontage
Mineral Rights Included | Farmall & Ford Tractors | Equipment | Antiques & Collectibles

ON-SITE ONLY

ABSOLUTE



Auction: Friday, October 16th, 10:00 AM

Open for Inspection: Wednesday, October 7th, 5:00-7:00 PM

(888) 852-4111 | Kaufman-Auctions.com | KaufmanRealty.com



ALSO SELLING

859 S Lawn Ave, Coshocton, OH 43812
Sells from farm at 12 Noon after farm is sold





Another well-balanced farm, conveniently located within the Killbuck, Spring Mountain, Warsaw, and Tiverton triangle, with a good mixture of open/tillable and wooded land. Whether you are looking for a good crop/beef farm or a hunting spread this one suits for both. The buildings include a solid ranch home with 4 bedrooms and 1 bath, a kitchen with dining room, living room. Full basement and attached garage. Propane hot water baseboard heat with newer boiler. Updates include partially new foundation, newer windows, and good roof. Private water well and septic system. Other buildings include several older machinery sheds etc. A mobile home pad with well and septic, on a separate parcel, provides rental income (mobile home is not a part of the sale). The farm has over 2500' of road frontage on Twp. Road 337 and offers hilltop building sites. All seller owned mineral rights transfer to buyers. Parcels ranging in size from 1.55 to 65.2 acres. Join us for the open house or walk this land at your convenience and risk. **Real Estate will sell at 12:00 NOON**

- Parcel 1:** 9.32 Acres w/ 342' frontage on TR 337. Includes ranch home and outbuildings.
- Parcel 2:** 20.6 Acres w/ 745' frontage on TR 337. Open and wooded Land.
- Parcel 3:** 26.17 Acres w/ 655' frontage on TR 337. Open & wooded. Will grant access easement for existing drive to neighboring property.
- Parcel 4:** 1.559 Acres w/ 590' frontage on TR 337. Includes mobile home pad with well and septic.
- Parcel 5:** 6.59 Acres w/ 353' frontage on TR 337. Open land.
- Parcel 6:** 5.1 Acres w/ 321' frontage on TR 337. Open land and shares common access drive with parcel 7.
- Parcel 7:** 57.47 Acres w/ 60' frontage on TR 337. Mostly open land and shares common access drive with parcel 6.
- Parcel 8:** 61.25 Acres w/ 240' frontage on TR 337. Open and wooded land.

Taxes & Legal: Coshocton County Parcel numbers 0260000000500, 0260000032100, 0260000063200, 0330000000101, 0330000000500 and 0330000058600. Taxes are \$1598.33 per 1/2 year and are under CAUV.
Terms: 10% nonrefundable down payment day of sale with the balance due at closing. No financing or other contingencies, property sells "AS IS." Any required inspections must be completed prior to bidding. Sellers to transfer all owned mineral rights. Property sells subject to all articles of record. Announcements day of sale take precedence over all previous advertising and statements. Auction will be offered in various amalgamations, including as individual parcels or lots, combinations of parcels or lots, and all parcels or lots as a whole. See sale order addendum day of sale for more details.

Household-Tractors-Farm Equipment — Starts at 10:00 AM

Tractors, Equipment & Tools: Farmall 706 Diesel, 4203 hrs, WF; Ford 5000 diesel, 2375 hrs, NF; Farmall Model M, NF; New Holland sickle bar mower, 3 pt; International 555 silo blower; International 5 bottom plow; blue transport disc, 12ft, 3 pt. 3 bottom plow; 3 pt. hoist (red); tow hitch; New Holland 3pt. round bale carrier; International picker head 1 row; International hay head; Ford haybine; International 10 forage harvester, rebuilt gear box; drill presses; lathes and metal presses, commercial heavy duty; Craftsman radial arm-saw; Craftsman jointer; Sears jigsaw; Sears band saw; hand tools; electrical cords; battery charger; vise; lots of scrap; pipe wrenches; angle grinder; hand tools; step ladder; step stool; 2 wheel cart; 25ft. aluminum ext ladder;

Dump Truck: 1977 GMC Sierra 6500 dump truck, 6 speed, 65762 miles as is

Furniture & Appliances: Frigidaire Refrigerator, 1 year old; microwave; corner hutch; step back china hutch; small glass door hutch; bar stools; drop leaf table; wall shelf; recliner; sectional sofa; love-seat; antique chair; bedroom set; dresser with mirror; chest of drawer; 3 pc bedroom set; flat screen TV; entertainment center; coffee table; bookshelf; blanket chest; Kenmore washer & dryer; plant stands; wood rocker; dressing vanity; corner stand; curved glass curio cabinet; buffet; round table with chairs; scrap appliances;

Household & Collectibles: Sewing machine; pitcher and bowl; crock; Hob Nail glassware; Hen on Nest; Lots of misc. glassware some Dept. glass; silverware; chalkware figurines; Christmas décor; books; walkers; old leather baggage; 1963 McCall Mag.; butter dish; Columbia grafonola record player; deer mounts; Jude box; Schwinn 2 man bike; WWII Army box; tin lunch box; cast iron skillet; cookie jars; strawberry cookie jar; Fenton Glass; Hull pottery; angel statue; Goofus glass – Goofus Vases; old pen knives; shooter marble; Marilyn Monroe – Shirley Temple Stamps; stretch glass; Porc. Doll – lots of Dolls; cast iron bell (no ball); pile of lumber; Tonka Toys

Chattel Terms: Payment in full day of sale via cash, check with proper identification, Visa or Mastercard. 3% buyer's premium refunded for cash or check purchases.

Lunch Stand

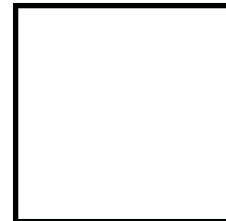
Auction by order of: Akins Family Farm LLC
 Eugene Akins, Steven Akins, Cathy Akins Snyder



Kaufman
Realty & Auctions

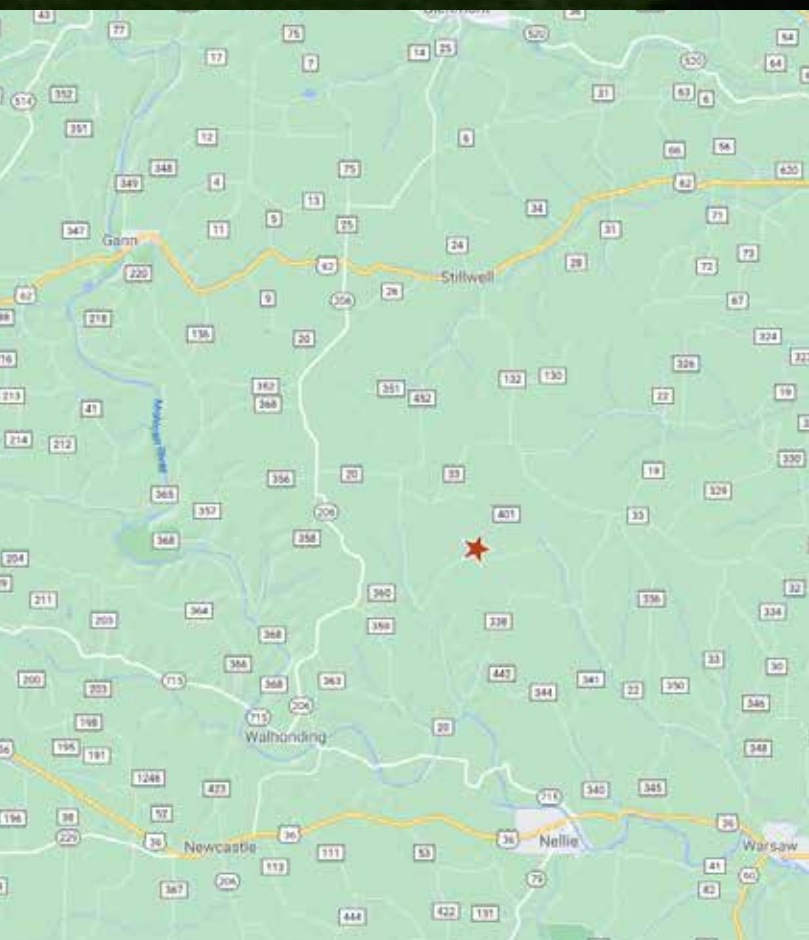


KAUFMAN
TROPHY PROPERTIES



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Location:

35994 Township Road 337, Warsaw, Ohio 43844

GPS:

40.399097, -82.091653

Directions:

From US 62, between Killbuck and Danville, take SR 206 south 3.5 miles to Tiverton. From Tiverton Center take CR 20 east and south 3.5 miles to TR 337 east 1.2 miles to farm. Or from Spring Mt. take CR 22 south 1.5 miles to CR 401 north 1 mile to TR 337 west to farm. Signs Posted.

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Justin Miller | Realtor, QDMA Steward
330.763.3759 | justin@kaufmanrealty.com



Jr. Miller | Auctioneer, Realtor
330.231.1914 | jr@kaufmanrealty.com