

SOUTHINGTON, OHIO

REAL ESTATE & CHATTEL AUCTION

Three Bedroom Home on 32+ Acres & Large Outbuilding

2749 Phalanx Mills Herner Road Southington, Ohio 44470

SATURDAY, MARCH 30th, 2024

Chattel at 9:00 AM --- Real Estate at 11:00 AM



3 Bedroom Home & Large Outbuilding on 32.12 Acres

This great 32+ acre property to sell at auction on Saturday, March 30, 2024 at 11:00 AM. Here is a great opportunity to purchase all or part of this prime 32+ acre farm! Whether you need 6 acres, 32+ acres, or anything in between your choices are many here. Lot 1 consists of the 3 bedroom home, with a large outbuilding, and a pond on 18+ acres. Some of the updates in the home: newer metal roof, new septic in 2018, new floors in living room & master bedroom, new pex water lines, new electrical box in 2018. The other lots are vacant land as follows: Lot 2:6.64 acres, Lot 3:6.61 acres. The lot sizes are approximate, and will be per survey.

Parcel# 57-034900 Annual Taxes: \$2,180

REAL ESTATE AUCTION TERMS: 10% nonrefundable down payment day of auction. Balance at closing. (Closing 30-45 days.) **NO BUYER'S PREMIUM!!** Property will sell as is. All desired inspections must be done prior to bidding. This property is to be sold with no contingencies. All the information contained herein was derived from sources believed to be correct.

Crist F. Miller Realtor/Auctioneer 330-907-1401

Mark Brady Broker 330-527-3000

OPEN HOUSE: March 16th & March 23rd 2:00-4:00 PM

CHATTEL AUCTION: Chattel Auction Starts at: 9:00 AM

ANTIQUES-COLLECTOR'S CARS-TRACTOR & ATTACHMENTS-LARGE TRAIN COLLECTION & MORE

ANTIQUES & COLLECTIBLES.: Large "O" gauge Lionel & American Flyer trains, track, transformers, and layout items, antique Ride-On Carnival Ferris Wheel, antique toys, antique glassware, antique pedal cars, 9 vintage boat motors, antique oil lamps, antique tools, old sharpening wheel, vintage Sears tractor, 1955 Packard Clipper (with title), 1955 Packard Clipper body & frame-does not run (with title), misc. parts for 1955 Packard Clipper, 1950 Dodge Wayfarer body & shell (no title), 1967 Chevelle Malibu 4 door w/inline 6 cylinder engine-3 speed (no title), and more.

TRACTOR & ATTACHMENTS & MISC.: Kubota L2250 (runs as it should), Farm King 6' pull behind finish mower, Woods 5' pull behind finish mower, two 5' pull behind brush hogs, 3 point post hole digger, 3 point pallet forks, 14' hay trailer, small pull behind lawn roller, quarter sawn oak boards, two 12' solar hot water or hot air panels and venting, 16' Tri-haul fiberglass boat w/motor, and more.

View listing and photos on auctionzip.com ID# 13983

TERMS ON CHATTEL: We will accept Cash, Check, Debit card, Visa-Mastercard-Discover with proper ID.

There is a 5% Buyer's Premium on all sales. 5% will be waived if paid with cash or good check.

Food Stand on Site

Seller & Miller not responsible should any accidents occur.

Auctioneer's Note: This is only a very partial list,

Auctioneer: Crist F. Miller

Assisting Auctioneer: Urie Byler



"You Now Have Choices"
MB Realty
330-527-3000
McCumbers Brady
Realty Group LLC

A FEW OF THE CHATTEL AUCTION PHOTOS

