

DILGARD

REAL ESTATE • AUCTIONEERS

135 Union St., Ashland, OH 44805

TRUMPOWER PERSONAL PROPERTY & REAL ESTATE AUCTION

120+/- ACRES

4020 Gladden Rd. ~ Perrysville, OH 44864
(St. Rt. 603 (south of St. Rt. 39) to east on Gladden Rd)

SATURDAY, MARCH 27, 2010 @ 10 AM

TRUMPOWER PERSONAL PROPERTY & REAL ESTATE AUCTION

4020 Gladden Rd., Perrysville, OH 44864

SATURDAY, MARCH 27, 2010 @ 10 AM



120 Acre Farm,
Equipment &
Personal
Property

OPEN HOUSE
Sun., March 14
2-4 PM

**2 STORY HOME
FREE GAS!!!**



Owner: R. Marie Trumpower
Marlee Holmes, Guardian



FARM HOME, BARN, OUTBUILDINGS, MILK PARLOR
Personal Property offered as well. Great Opportunity!!

DILGARD

REAL ESTATE • AUCTIONEERS

135 Union St., Ashland, OH 44805
419-281-2122 • 419-589-2120
www.dilgardauction.com



Auction Conducted By:
Bill Stepp, CAI Auctioneer/Broker



Bill Stepp
(419) 281-2122

120 Rolling Acre Farm! Woods • Tillable • Pasture

- | | |
|---|---|
| <p>Features:</p> <ul style="list-style-type: none"> • 1706 sq ft 2-Story Home • Built 1823 • 5 Bedrooms • 1.5 Baths • 2 Car Garage • Gas Forced Air Heat | <ul style="list-style-type: none"> • Free Gas • 40x66 Barn • Several Pole Buildings • Milk Parlor • Loafing Shed • 120 Acres • Lucas Schools |
|---|---|

TERMS & CONDITIONS

PROCESS: The real estate will be offered as a whole. Auction conducted on sight. The real estate will be offered at 10 AM, personal property to follow.

LAND: Most of the land is tillable, some woods & pasture. Farmer has right to harvest any crops.

DOWN PAYMENT: A non-refundable down payment of 10% of the purchase price due day of auction with balance at closing.

NO FINANCING CONTINGENCIES: Be sure financing is in order if needed.

PURCHASE CONTRACT: The successful bidder will be required to enter into a purchase contract immediately following the close of the auction. The final bid is subject to the seller's final approval and confirmation.

CERTIFICATE OF TITLE: A Certificate of Title will be posted for review auction day. The property will be conveyed to purchaser by a marketable title free and clear of all liens and encumbrances whatsoever, except leases, reservations, conditions, easements and restrictions of record, zoning ordinances and taxes not yet payable.

FREE GAS: Subject to Columbia Gas rules & regulations and lease.

MINERAL RIGHTS: Sale of the property will include any mineral rights **owned** by the seller.

TAXES: Taxes are \$1,902.02 a year and will be prorated. Any CAUV tax recoupment will be a buyer's expense.

CLOSING: Closings shall take place within 30 days.

SURVEY/ACREAGES: Parcel measurements and acreages are based on tax maps and deeds of record.

INSPECTIONS: The real estate is not offered contingent to any inspections. All desired inspections must be made prior to bidding. Each potential bidder is responsible for conducting their own inspections.

AS IS WHERE IS: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Contract. The purchase contract is available for review anytime upon request and will be posted auction day. The property is being offered on an "AS IS WHERE IS" basis, and no warranty or representation either expressed or implied concerning the property is made by the Seller or the Auction Company. All sketches, layouts and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting their

own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure and other material is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or Dilgard & Associates. All decisions of the Auctioneer are final.

TAX & LEGAL: Parcel # 0181414461000 in Monroe Township, Richland County. The real estate is offered subject to Monroe Township Zoning and restrictions of record. A certificate of title will be posted auction day. Lucas Schools.

PERSONAL PROPERTY TERMS: Personal property offered immediately after the real estate. Tractors & equipment will be offered at 12:00. Must have two forms of ID to get a bid number. No out of state checks. All big ticket items must be paid with certified funds or cash. All bank letters must be received and approved by our office by noon Friday, March 26, no exceptions. No bank letters will be accepted on auction day! All items are sold as is where is. We will be selling with two auctioneers, bring a friend.

NEW INFORMATION: Any announcements auction day take precedence over printed material. Please arrive early auction day to get updated information.



TRACTORS & FARM EQUIPMENT



TRACTORS: JD 4240D; JD 4020D M&W Turbo; Super H Tractor; **International 574 Gas Front End Loader.**

FARM EQUIPMENT: Shaver Front End Hydraulic Post Driver; JD 3-pt Hitch Post Hole Digger; White 255 Double Disc; IH 1190 Haybine; 500 Gal Welsh Sprayer; Unverferth McCurdy Gravity Wagon/NH Running Gear; Killbros Gravity Wagon 350 AC Running Gear; J&M Gravity Wagon NH Running Gear; Honda 250 Fourtrax; JD Duals 38" Rims; Case IH 720 5 Bottom Plow – 18" Bottoms; New Holland Blower; 2 Hay Rings; Oliver 5026 Running Gear; Cement Mixer; **White 5100 Corn Planter WR;** New Idea Manure Spreader; **6 Bale Wagon;** Misc Gates; Running Gear; **Bulk Tank; Compressor; Milking Equipment;** Grain Bin w/Automatic Feed System; Bale Elevator; **Gehl 135 Mixer w/Electric Scales;** Case IH 5100 Grain Drill; Bale Basket; Oliver Plow 3 Bottom; Bale Carrier; Woods Blade 8'; Old Gas Tank; Grain Auger; Sub Soiler; Wagon W/Running Gears; **JD 24T Baler;** Gravity Wagon; **New Holland 425 Skid Loader w/Bucket; New Idea 456 Bale King;** Lely Roterra; **International 350 Chopper 1 Row & Hay Head;** **New Idea 324 Picker Wide Row;** Bale Spear; Wagon Running Gear; JD Hay Rake; Grain Bin w/Auger; Feed Bin; Misc. Shop Tools; 2 Fuel Tanks 300 & 500 Gal w/Electric Pumps; Troybilt Pony Tiller; Huskee Riding Mower & much more.

ALSO SELLING: 1976 JD 6600D combine; 34" duals; feed mixer wagon; JD 7' sickle bar mower; JD 3 pt Hitch Wood Splitter; Aluminum Single Chain Elevator on Wheels; Misc Hog Equipment; Antique Oak Wash Stand w/Towel Bar.



ANTIQUES & HOUSEHOLD ITEMS



ANTIQUES & HOUSEHOLD: Flatback Cupboard w/Glass Doors; Oak Tables; Antique Oak Plant Stand; **Antique Card Table;** Antique Oak Full Size Bed; **Antique Chevelle Dresser; Hoosier-type Cupboard w/Flour Bin & Sugar Jar;** Treadle Sewing Machine; 5 Drawer Chest; (2) 4 Drawer Chest; 3 Drawer Chest; Maple Stand; Marble Top Stand; 3 pc Full Size Bedroom Set; Night Stands; Sofa Table; Wash Stand; Tabletop Victrola Type Player; Drop Front Desk; Kitchen Table; Hutch; 2 Cushion Loveseat; Loveseat w/Bed; Plank Bottom Chairs; Cane Bottom Chairs; Carved Back Rocker; Leather Recliner; Coffee & End Tables; Sofas; Sewing Cabinet; Elna Sewing Machine in Cabinet; **Column Mantle Clock;** Pictures/Frames; Reverse Painting; Display Cabinet; Jewelry Stand; Dresser Set; Crocks; HP Plates; Depression Glass; Pressed & Pattern Glass; Dish Set; Granite Coffeepot; Sad Irons; Oil Lamp w/Hanging Bracket; Fenton; Iron Skillet; Kitchenware; Tai Hei China Set; Linen; Bassinette; Maytag Washer & Gas Dryer; Kenmore Chest Freezer; Hotpoint Side-by-Side w/Water & Ice Maker; Maytag Refrigerator; Gas Stove; Old Gas/Wood Cook Stove; Small Electric Appliances; Bissell ProHeat Shampooer; Treadmill; Redwood Furniture & many more great items.

