



AUCTION

LEADING THE INDUSTRY SINCE 1945

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SATURDAY – OCTOBER 9, 2021 – 10:00 AM
REAL ESTATE SELLS AT 10:30 AM

McDell Farms LLC

129 ACRES WITH 32' X 56' INSULATED SHOP – BUILT 2005 – MARKETABLE TIMBER – LOADS OF WILDLIFE – WOVEN WIRE & HIGH TENSILE PASTURE – SMALL STREAM – 16' X 16' RUN-IN SHELTER – OFFERED IN PARCELS & AS UNIT – GREEN TWP. – HARRISON CO. – NO ZONING – IDEAL BEEF FARM OR HUNTING/RECREATIONAL PROPERTY – LOADS OF POSSIBILITIES

Also Selling: Case Backhoe – Tractor – Four-Wheeler – Tools – Air Compressor

Absolute auction, owner retiring, all sells to the highest bidders on location:

88450 SNYDER RD., JEWETT, OH 43986

Directions: Take US Rt. 22 east of Cadiz, OH or west of Hopedale, OH to Snyder Rd. and south to farm. Watch for KIKO signs.



Real Estate: 129 acres total with quality metal-sided fully insulated 32' X 56' shop with restroom/shower, hot water, 200 amp. electric plus 220 plus 6" concrete floors. 12' & 7' overhead automatic doors. Long private winding gated driveway. Underground electric drilled water well, private septic system. Pastureland with high-tensile & woven wire fencing with river bottom, open hay meadows, woods with marketable timber and loads of wildlife. County water available on Snyder Rd. 16' X 16' run-in shelter. Driveway runs from Snyder Rd. through the property out to Upper Clear Fork Rd. Divided as follows:

Parcel #1 – 90.05 acres with access off Snyder Rd. and frontage on US Rt. 22 with shop building with restroom, drilled water well and septic system. Underground electric, pasture, river bottom with woods. City water at Snyder Rd.

Parcel #2 – 38.3 acres with pasture, woods, open hay meadow with 16' X 16' run-in shelter. Frontage on US Rt. 22 and Upper Clear Fork Rd.

Note: Offered separate and together.

TERMS ON REAL ESTATE: 10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed. Property to be offered as a Multi Par auction and sold whichever way it brings the most.

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Case 4WD Backhoe - Tractor - Four-Wheeler - Tools - Air Compressor: Nice Case 590 Super L 4X4 backhoe w/ 12" & 24" dirt buckets, canopy, 6500 hrs - MF 135 diesel tractor multipower 3 pt. PTO 3700 hrs. - Rhino RX6 3 pt. 6' brush hog - Honda Foreman TraxLok 4X4 four-wheeler 745 miles - fuel tank with hand pump - Ingersoll Rand 5 HP 2-stage upright air compressor - Stihl 029 chainsaw - 2 1/2-ton alum./steel floor jack - jack stands - 6" vise - alum. ramps - post pounder - elec. fan - Craftsman arc welder - 20-ton hyd. jack - hitch receiver - come-along - 3/4", 1/2" impact - sockets - wrenches - C clamps - Craftsman stack toolbox - battery charger - roll barbwire - long handled tools - hand dolly - space heater - bolt stock - alum. step-ladder - several cases of Rottella 1JW40 & SAE30 - tools and farm hardware

TERMS ON CHATELS: Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or Master Card accepted. 14% buyer's premium on all sales; 4% waived for cash or check when paid sale day. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.



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Auction By Order Of:
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