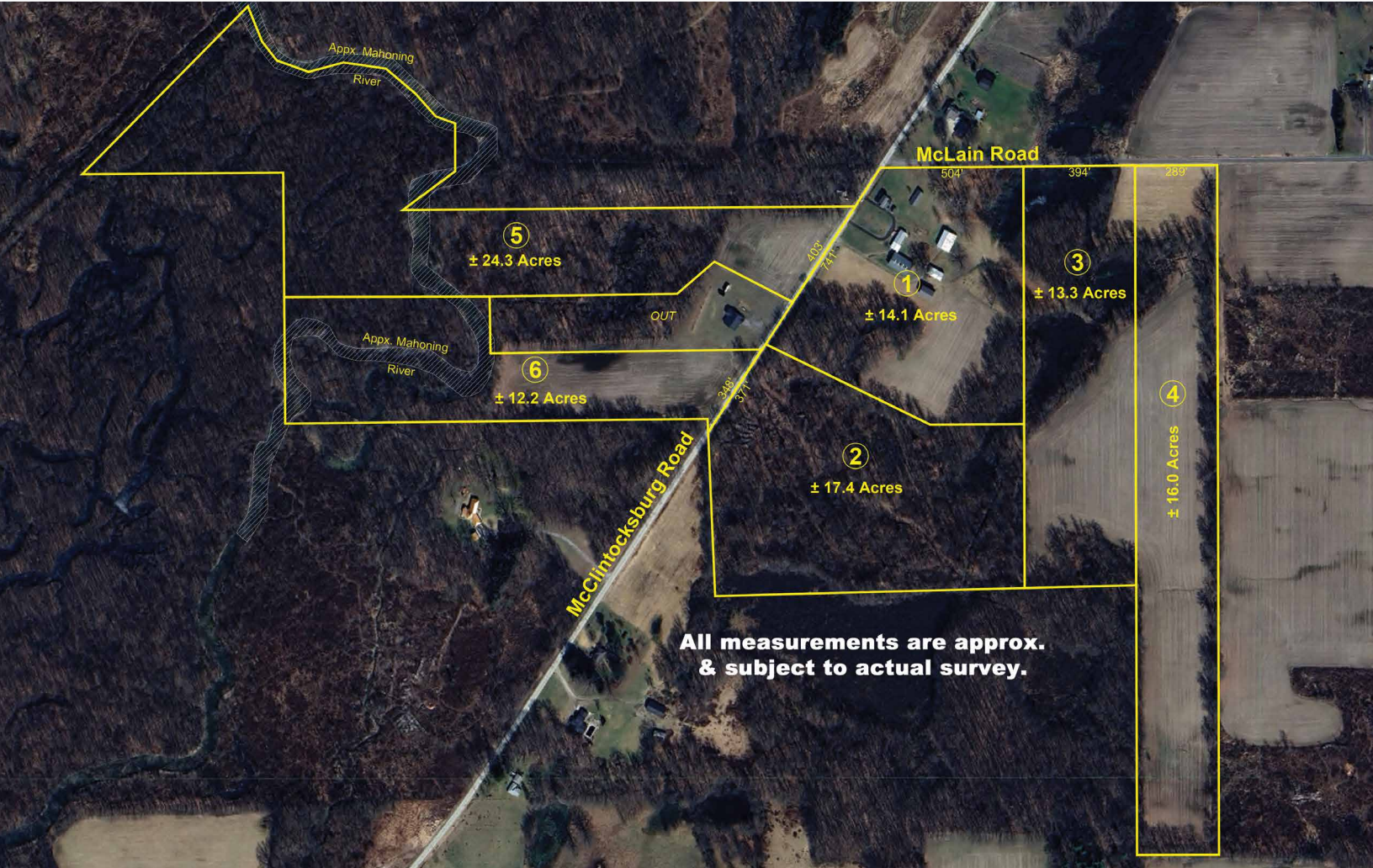


# ABSOLUTE AUCTION

SATURDAY, JULY 26, 2025, 10:00 AM  
REAL ESTATE SELLS AT 10:30 AM



REAL ESTATE



## FORMER THOMAS LUTZ FARM

97-Acre Farm

### AUCTION HIGHLIGHTS

- Two-Story Farmhouse
- 40 X 80 Morton Building
- 72 X 24 Garage
- Livestock Barn & Other Good Storage Buildings

### Also Selling Description:

- Ford Tractors
- Farm Equipment
- Combine
- Gravity Wagons

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Information is believed to be accurate but not guaranteed.  
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TILLABLE & WOODED TRACTS WITH TIMBER & MAHONING RIVER PASSING THROUGH, LOADS OF DEER & TURKEY, OFFERED IN TWO COMBINATIONS WITH A TOTAL OF 6 PARCELS, PORTAGE CO., PARIS TWP.

REAL ESTATE DIVIDED AS FOLLOWS: SALE #1: 60+ ACRES, PARCEL #1 THROUGH #4 OFFERED SEPARATE AND TOGETHER, MULTI PAR.

PARCEL #1

14.1 acres on corner of McLain & McClintocksburg Rd. with two-story farmhouse, vinyl siding, updated windows, main-floor laundry, front and back porch, updated main level bath, horseshoe blacktop driveway. Nice 40 X 80 Morton building with concrete floors and two 14' X 13' tall sliding doors, 24 X 48 garage with concrete floors and 4 overhead doors plus 24 X 24 insulated and finished room with wood stove and overhead door. 64 X 24 shed with 16' lean-to, concrete floors, feed bunk, drive-thru with 2 sliding doors. 32 X 48 three-bay metal sided pole barn and 48 X 26 four-bay storage shed. 24 X 54 chicken barn with block foundation and good shingle roof. 14 X 12 garden shed with concrete floors and overhead doors next to house. Hay field and some woods.

PARCEL #2

17.4 wooded acres has been select cut with approx. 371 ft. frontage on McClintocksburg Rd. Great hunting tract.

PARCEL #3

13.3-acre hideaway, mostly open ground with some woods. Approx. 394 ft. frontage on McLain Rd. Nice.

PARCEL #4

16 acres mostly tillable with approx. 289 ft frontage on McLain. Nice.

SALE #2: 36.5 ACRES SOLD MULTI PAR

PARCEL #5

24.3 mostly wooded acres with some timber and Mahoning River passing through. 403 ft. frontage on McClintocksburg Rd.

PARCEL #6

12.2 acres half wooded with some timber and Mahoning River passing through. 348 ft. frontage on McClintocksburg Rd.

NOTE: Buildings shown by appointment or Open House July 19, 2:00-4:00 PM.

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.



QUALITY FARM EQUIPMENT

New Holland 4630 turbo, 16.9-30 rubber, rear hyd., 727 hrs, power steering, 8 sp with left-hand reverser, 4 front weights, 3 pt, PTO, 1999 model; Ford 4630 turbo, 16.9-30 rubber, 8 sp, 4 front weights, rear hyd., 3 pt, PTO, 3200 hrs, 1990 model; New Holland TT75A, 16.9-30 rubber, 474 hrs, 6 front weights, 8 sp, 3 pt., PTO; John Deere 3300 combine, diesel, straw chopper, 10 ft. grain head; JD 344 3 row head; Woods BB720X 6 ft 3 pt brush hog; Killbros 350 gravity wagon on 1072 gear, like new; EZ Trail Flow EZ gravity box with ext on 872-W gear, like new; Rossi G2LP 2 start tedder; New Holland 256 rollabar rake; New Holland 472 7' haybine, nice; Hutchinson 6" X 12' grain auger on carriage; New Holland 65 compact hayliner sq. baler; 3 pt Land Pride poly cone spreader; 3 pt. Ford 101 2-bottom plow; JD 2-row 3 pt corn planter; Ford 6' blade; International 5100 16-hold double disc drill with fert. box and press wheels; New Idea 323 single-row picker, 6 roll bed; 8' JD drag disc; 8' single roll cultipacker; (2) 16' flatbed wagons; 12' box wagon with sides; single-axle firewood trailer; 16' wagon with short sides; Woods 1260 pull-type mower; 3 pt boom pole; 2-row stiff shank cultivator; Mahindra 4500 2WD diesel tractor, 295 hrs; Woods 1260 pull-type 10' brush hog; MF 12' trans disc; NH 851 5X5 bar round baler

GARDEN TRACTORS, TOOLS, HOUSEHOLD

John Deere GT262 with bagger, nice; John Deere 265 no deck; garden tractor trailer; Stihl 025 & 028 chainsaws; JD mower lift; portable fuel tank with pump; Ariens push mower with bagger, Kohler engine; Coleman Powermatic generator; Ariens walk-behind tiller; Campbell Hausfeld upright 26-gal air compressor; chicken crates and feeders; galv. tub; Frigidaire Affinity washer and electric dryer; misc. household; furniture; wheelbarrow; fertilizer spreaders; grass seeders; assorted hand tools and misc.

ONSITE TERMS

Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or Master Card accepted. 4% 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.

ONLINE TERMS

Visa, MasterCard, and Wire Transfer accepted. Wire transfers required on invoices over \$2,000. 10% buyer's premium on all sales. Information is believed to be accurate but not guaranteed. Multi par auction process may be used.

AUCTION BY ORDER OF

JR & CW Properties LLC.



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REALTORS  
AUCTIONEERS  
ADVISORS

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