



AUCTION

LEADING THE INDUSTRY SINCE 1945

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**SATURDAY – JULY 8, 2023 – 10:30 AM
REAL ESTATE SELLS FIRST**

Known As Ruth Ann & Floyd Tarr SCENIC & SECLUDED 80-ACRE CARROLL CO. FARM SELLS AS ONE UNIT – FOX TWP.

Household - Tools

Family owned for years. Owner has moved into assisted living.

Absolute auction, all sells to the highest bidder on location:

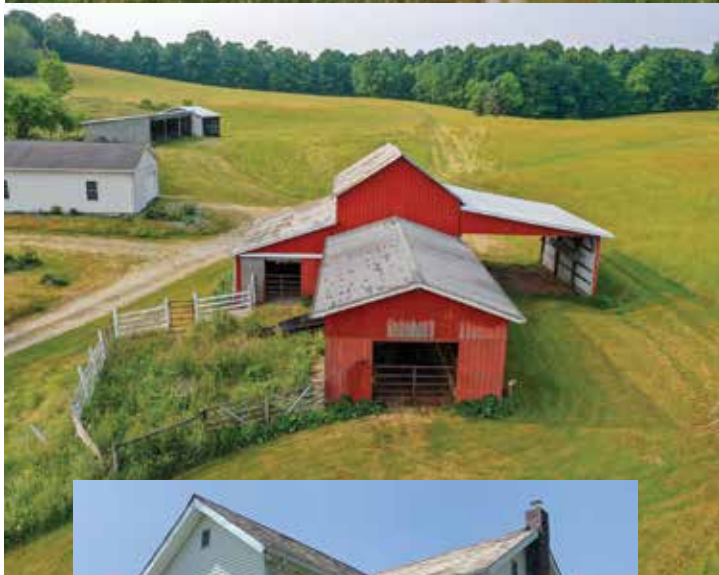
9201 BLOSSOM RD., MECHANICSTOWN, OH 44651

Directions: Take Rt. 39 just east of Mechanicstown to Clover Rd. and south to Avon and right to Blossom Rd. and left.

Watch for KIKO signs.



80 acres – 3.5 across the road with long private drive to remodeled vinyl-sided home. Improvements include century plus home, two story, slate and shingle roof, oil FA heat, three bedrooms on second level. Main level has eat-in kitchen with appliances, living room, main-floor laundry and full shower bath. Patio door to open covered porch, 6-panel doors, new furnace, new stack washer and dryer, new refrigerator. Front porch. Good basement, 200-amp breakers, concrete, approx. 1,400 sq. ft. of living area, recently remodeled, most replacement windows. Drilled well and septic. 1989 detached 30 X 46 pole barn garage with dirt floor. Small barn with side and rear addition, set-up for cattle and hay storage with metal sides and roof. 20 headlocks. 32 X 24 open pole building for machinery storage. Fenced pasture, woods, hay meadows. Small lake needs dredged out. Land rolling and scenic. Approx. 45 acres in hay and grass meadows balance wooded and pasture. Some timber in rear. Small creek. Woods south of road approx. 3.5 acres. No zoning. Gas and oil mineral rights do not transfer. Shown by appointment or Open House: Saturday, July 1, 3:00-5:00 PM.



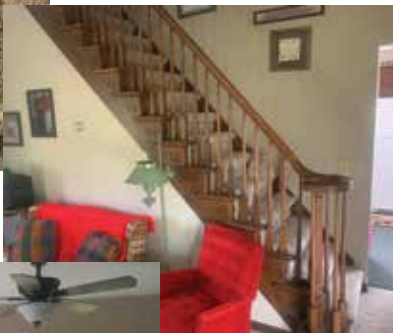
TERMS ON REAL ESTATE: 10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information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



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ALSO SELLING: MISC. HOUSEHOLD - TOOLS: 4 pc. bedroom suite - wicker 3 pc patio set - maple sofa and chair - metal bed - wicker bed frame - wicker rocker - desk - stands - table and chairs - steam trunk - old records - 3 old push mowers - air comp. - old Skeleton 16' elevator - tub feeder - feed barrels - few hand tools - roll wire - milk can - 2 gravity fuel tanks - alum. ladder - lawn sweeper & cart - gas snowblower - snowblower for Wheel Horse

TERMS ON CHATTELS: 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.

Auction By Order Of: Julie Tarr, POA for Ruth Ann Tarr



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