

CARROLL COUNTY ABSOLUTE REAL ESTATE & BYLER FARM CHATTEL AUCTION

119 +/- ACRES | APPROXIMATELY 50 TILLABLE & 40 ACRES WOODED

FRIDAY, DECEMBER 7, 2018
CHATELS 9:30 AM | REAL ESTATE 11:00 AM

OPEN FOR INSPECTION: MONDAY, NOVEMBER 19 – 4:00-5:30 PM
AND MONDAY, DECEMBER 3 – 4:00-5:30 PM

Carroll County | 119 +/- Acres | New Buildings | Approximately 50 Tillable and 40 Wooded Acres
Harvestable Timber | Union Township | Carrollton School District



Chattels: Andy Raber | Auctioneer | 330.893.2604

Real Estate: Jason Miller | Auctioneer, Realtor

Real Estate: Vernon Yoder | Auctioneer
330.466.0502 | vern@kaufmanrealty.com



This 119 +/- acre farm is truly exceptional from the farmhouse style home built in 2014 to the excellent outbuildings. Featuring a lovely kitchen, open living/family room and 1st floor bath and bedroom that has hickory cabinets, hardwood floors, also a 20x20 entrance way. The 2nd floor features 5 bedrooms and bath. The walkout basement and porch adds potential for relaxation. This is an excellent property with multiple agricultural options from cattle to horses. The 34x120 barn built in 2012 is suited for many uses and has a concrete floor, roll up curtains, milk house and has 36 tie stalls, 6 box stalls and a 14x55 silo. Including a 60x80 machinery w/20x80 horse barn all metal built in 2016. Two additional machinery sheds 32x48 approx. 3 and 7 years old. Also, 30x40 pole building that had living quarters in. You will be hard pressed to find a property that has been more well cared for and maintained than Matthew Byler's farm right here in Carrollton. You will not be disappointed. There is approx. 50 acres tillable land and approx. 40 acres wooded with harvestable timber and the balance is pastureland. Easement is given from Pebble road for access to the property. Gas & oil rights have been retained by seller. This is a very secluded and private setting, but only minutes from Carrollton. Don't miss this property! Take advantage of your opportunity to buy a property of this caliber while it is available, and property sells in 1 parcel which is a rarity.

Real Estate Terms: 10% nonrefundable down payment made the day of sale with the balance due at closing in 45-60 days. No financing or other contingencies. Any required inspections must be completed prior to bidding. All information contained herein derived from sources deemed reliable but not warranted. Property sells subject to any and all articles of record. Sold as is with no warranties written or implied. Announcements the day of auction take precedence over all previous advertising and statements. **Legal:** Carroll County parcel# 33-0000840.000, Union Township, Carroll County Carrollton school district, Taxes are currently \$2,747 per half year based on CAUV, any recoupment is buyer's responsibility.

Byler Farm Chattel:

50 head jersey cattle: Herd includes 28 mature cows in all sorts of lactations, 5 heifers bred 5 mo., 5 short bred heifers, approx. 12 open heifers.

2 Belgians: 3 yr. old grade mare sired by Elects Buck & well broke, 12 yr. old reg. mare by Brass Prescott & & out of a Master Peace dam.- & well broke.

Tractor - Farm Equipment: Case 730 gas tractor on air tires, Int. 560 diesel on steel- engine needs work, NH. 316 baler w/18 HP. Honda, Mc.D. #9-7' trailer gear mower , ground driven I & J spinner rake, Pequea 710 hay tedder, 2 hay wagons, Pequea 3 row no till corn planter, 3 Mc.D. corn binders in good condition, 4 yr old alum corn binder loader, Mc.D. #9 PTO silo filler, Mc.D. #7 silo filler, Mc.D. 8' & Mc.D. 7' grain binders, JD. Van-Brunt grain drill, 2 Pioneer forecarts, Pioneer 14" 2 bottom plow, Spring tooth harrow , JD. 7" double disk , I & J 2 row cultivator , 6' cultipacker , spinner fertilizer spreader, 2-500 gal. liquid spreaders.

Farm misc.: shoeing stocks, 12' manure pump, log cart, 4 calf hutches, potato digger, hand crank corn sheller, 100' endless belt, fuel tanks -1 on legs, 4-48" barn fans, wagon load smalls , Delta table saw, jointer.

Buggies - harnesses: single buggy less than 1 yr. old, 3yr. old surrey w/Pioneer gear, 3 sets of Bio., work harnesses, collars, eveners, yokes, 4 mo. old single boys buggy w/Pioneer gear, 2 seated open buggy, road cart - all buggies have LED lights and cable brakes.

Milking equipment: 3 cyl. Murphy diesel w/ clutch, Vac. pump, cooling compressor, 590 gal. Sunset bulk tank, bucket milkers.

Guns: Rem. mod. 870 12 ga. rifled barrel, Ithaca mod. 37 12 ga., Ithaca mod. 37 12 ga. deer slayer, Rem mod. 310 12 ga. double barrel, Mossberg 410 pump, Smith & Wesson 12ga. w/ scope, Rossi single shot 20 ga. -Note: Guns sell at @ 10:45 AM to Ohio residents only.

Appliances & households: Ashland New Decade Kitchen Stove, New Perfection 5 burner oil stove, Hitzer wood burner stove, oak gun cabinet, antique wash stand, library table, some smalls, 3 burner New Perfection oil stove, new vinyl windows.

Terms: Cash or Check w/ ID

Sale order: Starting w/ wagon load smalls and misc. - Selling Guns at 10:45 to instate buyers only - Real Estate @ 11:00 am - Following with Farm Equipment and Finishing w/ Livestock.

Lunch Stand By: Local Amish School

For more pics. go to Auction Zip ID.22244 or www.kaufmanauctions.com

Owners: Matthew & Lizzie Byler 330-627-2608 Ext. 1

For questions on chattels call Auctioneer: Andy Raber 330-893-2604. For questions on Real Estate contact Auctioneer: Vernon Yoder 330-466-0520



PEQUEA 3 ROW NO TILL CORN PLANTER



MC.D. #9-8' TRAILER GEAR MOWER



NH 316 BALER



I&J 2 ROW CULTIVATOR



I&J SPINNER RAKE



50 JERSEY CATTLE



CASE 730 GAS TRACTOR



I&J SPINNER RAKE

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FRIDAY, DECEMBER 7, 2018 – 9:30 AM



Kaufman

Realty & Auctions

888.852.4111

www.kaufmanauktion.sale

PO Box 422, Sugarcreek, Ohio 44681



**3085 Pebble Rd. SE
CARROLLTON, OH
Carroll County**

DIRECTIONS: From Rt. 9 - 2 miles south of Carrollton take Canyon rd. West 1 ½ miles to Pebble rd. & turn left & go 1 mile to farm on right. Watch for signs!