



135 Union St., Ashland, OH 44805

TED JACOBS ESTATE FARM & PERSONAL PROPERTY AUCTION

1565 St Rt 511, Ashland, OH 44805

99+ Acre Farm • Pond • Equipment • Vehicles • Tools

CONSTRUCTION & FARM EQUIPMENT: CAT 944 Traxcavator; 1150 Case Dozer; Parts Dozer; Ford 4000 Backhoe & Bucket; 830 Caterpillar Parts; 6' Brush Hog; 6' Tiller 3 PT; 16' Tandem Trailer; Case Bottom Plow; 5' Ford Flail Mower; Gravity Box; King Cutter 7' Box Blade w/6 Shanks; King Cutter York Rake; 3 PT Blade 7'; Feed Grinder Parts; Combine Parts; Bat Wing 15' Mower; Ford 10' Disc Tandem; Old Sprayer; JD Snow Blower; Case Grain Drill; Brush Hog; Woods RM306 Mower. **TRACTORS:** Case 930 Comfort King; Tractor King 404; Cub Cadet Lawn Tractor GT1554; Ford 8N Tractor; Fordson Major; Fordson Super Major. **VEHICLES, BOATS & GOLF CARTS:** 1974 Suzuki Motorcycle RV90L; 1976 International Dump Truck; 2005 Cadillac Deville; 1999 Cadillac Deville; 1997 Eagle Vision; 1984 GMC 6000 Chipper Truck; GMC Truck; AMC Concorde Car; Chevy Van 20; 1993 Ford Van; 1980 Chevy Van 20; 82 Cadillac; 85 Cadillac; Ford Econoline Van; GMC Truck; Dolphin 55 Evinrude Pontoon Boat; Alum Jon Boat; Cushman Golf Cart; Club Car Golf Cart. **TOOLS & MISC:** Homemade Tandem HD Trailer; Running Gear; Trackermate Single Axle 9' Utility Trailer; Torches; Ariens Snow Blower; Log Splitter; Numerous Riding & Push Mowers; Lawn Roller; Gates; Bicycles; Ladders; Sioux Power Washer; Engine Stand; 3 Ton Cherry Picker; Guardian Drill Press; Table Saw; Yard King Weed Trimmer 56 hp 22"; Misc. Scrap. **RESTAURANT & HOUSEHOLD:** Red Barn Advertising; Numerous Pcs of Restaurant Equipment; Restaurant Displays; Hobart Meat Grinder; Commercial Deep Fryers; Numerous Stainless Steel Pcs; Breeding Machine; Steam Pots; Hotpoint Dryer; Whirlpool Washer; DP Gympa 1500; Pool Table; Table & 6 Chairs; 4 Pc FS Bedroom Set & many more items to be added. Check website for photos. *Real estate offered at 9:30 AM, personal property to follow. Vehicles, boats & golf carts offered at 11 AM.*

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1565 St Rt 511, Ashland, OH 44805.

(Take St Rt 511 south of Ashland, frontage on Co Rd 1600)

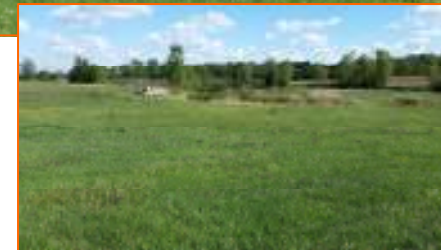
99+ ACRE FARM ~ 3 PARCELS ~ EQUIPMENT

SATURDAY, OCTOBER 29, 2016 @ 9:30 AM

Open House: Saturday, October 15 – 3-5 PM

99+ ACRES CLOSE TO ASHLAND!!!

We have the honor to offer the estate of Ted Jacobs at auction. Ted was a popular local athlete, owner of the former Red Barn Restaurants & Arcade and very involved in the community. This 99.5868 acre farm offers frontage on both St Rt 511 & Co Rd 1600. This 4696 Sq



Ft raised ranch home offers 3 bedrooms, 3 full baths, finished lower level, 2 car attached garage, enclosed pool and much more. The farm offers approximately 50+/- acres tillable ground, an approximate 10+/- acre pond, several outbuildings and plenty of wooded acreage.

TERMS & CONDITIONS: 10% down day of auction & balance within 30 days. For further terms & conditions please check our website, pick up a flyer on location, contact the office or call Bill Stepp. Real estate will be offered at 9:30 AM with personal property to follow.



Estate of Ted Jacobs (Theodore Welch Jacobs) including TJ Enterprises; Ashland Co Probate #20161006
Josiah L. Mason & Jack E. Oberholtzer, Co-Executors; Mason, Mason, & Kearns Attorneys



Bill Stepp, CAI/
Auctioneer/Broker

Auction Conducted By:

135 Union St., Ashland, OH 44805

419-281-2122 or 419-589-2120

www.dilgardauction.com





NOTE:

- 1) Parcel measurements and acreage are approximate and may change subject to final survey.
- 2) The selling price for each parcel will be adjusted per acre to the final survey.

PARCEL ONE: 69.9 Acres, house, pool, pole building, huge pond, tillable, woods & includes cell tower.

PARCEL TWO: 23.1 Acres, nearly all tillable.

PARCEL THREE: 6.6 Acres, huge pole building, some woods & tillable.

LAND & BUILDING INFO:

- Raised Ranch Home
- 4696 Sq. Ft.
- 3 Bedrooms, 3 Full Baths
- Living Room/Kitchen/Dining Room
- Finished Lower Level
- 2 Car Attached Garage
- Enclosed Pool
- 10+/- Acre Pond
- 104 x 40 Outbuilding
- 104x50 Outbuilding
- 72x40 Outbuilding
- 50+ Acres Tillable
- Wooded Areas



TERMS & CONDITIONS

PROCESS: The real estate will be offered in 3 individual parcels and as a whole. The highest net will be submitted to the executors for their final approval. Personal property auction to follow the real estate. Auction conducted on site.

LAND: Land is a mixture of woods, pasture, pond & tillable. Approximately 50+/- acres are tillable. Approximately 10+/- acre pond. The farm is currently enrolled in CAUV. If the buyer takes it out of CAUV they will be responsible for any recoupment fees. Farmer has full rights to harvest any crops in the field. No crop rent will be paid to buyers.

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: All successful bidders will be required to enter into a purchase contract immediately following the close of the auction. All final bids are subject to the executor's final approval and confirmation.

TITLE COMMITMENT: A Title Commitment 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 what-

soever, except leases, reservations, conditions, easements and restrictions of record, zoning ordinances and taxes not yet payable.

TAXES: Taxes for the whole farm are \$7977.70 a year and will be prorated. The land is enrolled in CAUV and the taxes reflect that. Any CAUV tax recoupment will be a buyer's expense.

MINERAL RIGHTS: Sale of the property will include any mineral rights OWNED by the seller

CLOSING: If no survey is required, the closing shall take place within 30 days. If a survey is required, the closing shall take place after final survey is approved from Ashland County.

SURVEY/ACREAGES: Parcel measurements and acreages are based on tax maps and deeds of record. No survey will be done if real estate is sold in a way where a new survey is not required by the county.

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 pur-

chase 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 Dilgard & Associates. 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: Parcels I25-028-0-0055-00, I25-028-0-0055-02 and I25-028-0-0047-02, Montgomery Township, Ashland County. The real estate is offered subject to Montgomery Township Zoning & restrictions of record. The executors will provide a fiduciary deed. A title commitment will be posted auction day. Ashland City Schools.

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