

REAL ESTATE & PERSONAL PROPERTY AUCTION

SATURDAY April 27, 2024

10:00 AM Equipment

12 Noon REAL ESTATE 160.70+- total acres

Pre-Approval letter is required for bidding on property. All qualified bidders may bid on property!

*All tracts will be combined in the MultiPar system and offered for sale
Buy one, two or three of the tracts.*

Located: 12147 Newkirk Lane Peebles, io 45660

TRACT 1: 35.446 acres MLS#1797819

parcel # 03-27-000-088.00 and #03-27-000-087.00
27.46 acres tillable, 6.691 acres woodland

Older 2 story farmhouse with newer windows and roof,
4 bedrooms, full size bath, propane and wood stove heat, other
out buildings on 35.446 acres of rolling, mostly tillable ground.
Lots of frontage, city water.

Unusual opportunity to purchase an old homestead that has not
been for sale for 100+ years.

REAL ESTATE DEPOSIT: Required day of the auction for
property purchased: \$25,000.00 TRACT 1



TRACT 2: 121.7577 acres MLS#1797834

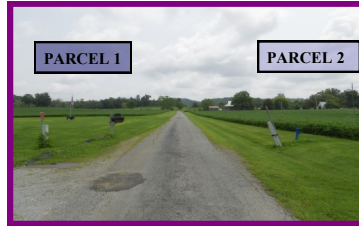
parcel # 03-27-000-091.00, # 03-27-000-093.00
#03-27-000-094.00

85.781 acres tillable, 35.6507 woodland

Gently rolling land, good cropland, hunting. Cabin (hunting?
needs some repair) up on the hill with a great view. Land lays
in an extremely pretty valley with a creek running thru it.

Lots of frontage, county water available. 2 older barns

REAL ESTATE DEPOSIT: Required day of the auction for
property purchased: \$25,000.00 TRACT 2.



TRACT 3: 3.50 acres MLS# 1797898

parcel # 03-27-000-092.00
0.719 tillable, 2.103 woodland

REAL ESTATE DEPOSIT: Required day of the auction for
property purchased: \$5,000.00 TRACT 3



DISCLAIMER: All information contained herein is believed to be accurate but not warranted. No warranties expressed or implied, subject to all easements, restrictions, zoning, covenants and other matters of record. All measurements are approximate and not guaranteed. Any/all inspections will be at Potential Buyer's Expense.

REAL ESTATE TERMS: Come prepared with pre-arranged financing. Property sells "AS IS" with no contingencies or inspections. Bidders shall rely on their own inspection and not upon any description of the Auctioneer, owner or agents. Auctioneer and Real Estate Company are working for the seller only. Property sells with Owner Confirmation. All decisions of the auctioneer are final. Plum Tree Real Estate Marketing Purchase Contract(s) will be written immediately following the final bid.

REAL ESTATE DEPOSIT: Required day of the auction for property purchased: \$25,000.00 PER TRACT 1 and 2, \$5,000.00 Tract 3 down day of auction, to be deposited in escrow account of Plum Tree Real Estate Marketing. Closing for property will be on or before June 4, 2024. Possession according to the purchase contract. If Buyer fails to close per terms of contract, the deposit is **NON-REFUNDABLE**. Seller will furnish a good deed at closing at Title Company. Any other terms and conditions will be announced day of auction and will take precedence over printed material. Taxes pro-rated to day of closing.

Prospective buyers should avail themselves the opportunity to make inspection of property (real estate or personal) prior to bidding. All Property sells in "as is condition" w/good warranty deeds and marketable surveys. Our company is not responsible for accidents or loss of property.

**Owners: Estate of Verda Ann Turner #2023-1159, Exec-Barb Sandlin
Estate of Paul Turner #2023-1161, Barb Sandlin, Exec
J. Allyce Horne, Attorney at Law**

**Call..... Mike Brown Auctioneer/Agent 513-532-9366
Agent with Plum Tree Real Estate Marketing**

Poppy's Hotdogs and more Food Trailer on site

Mike Brown & Associates LLC, AUCTIONEERS

BETHEL, OHIO (513) 532-9366

Mike Brown, Auctioneer

Agent with Plum Tree Real Estate Marketing

www.MikeBrownAuctioneer.com



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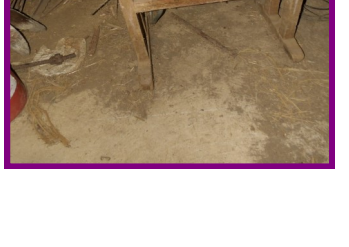
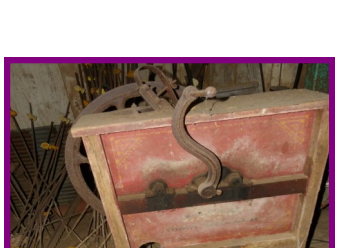
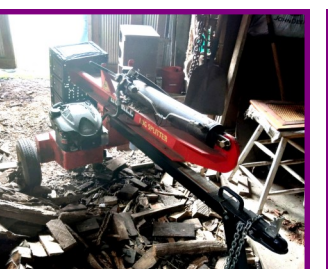
All tracts will be offered for sale via Multi-Par system.

Household and Antiques

drop leaf table, oil lamps, several crooks, butter churn, lanterns, Sinking Springs Longaberger basket, 2 books about Sinking Springs School, ornate iron bed, egg basket, corner cabinet, quilts, 2 man saws, kids wagon, Waterfall 2 pc bedroom suite, cook books, porch swing, lard press, metal glider, 2 man saw, iron kettle, rendering cast iron kettle, cast iron dinner bell, lawn chairs, refrigerator, cook stove, deep freezer, Whirlpool washer and dryer (nice), Maytag refrigerator/freezer, wringer washer, and more

Farm Equipment, Tools, 2 Tractors, Car and Truck

2001 Chevy Silverado 1500 pickup, 2015 Chevy Equinox, Massey Ferguson 35 gas tractor, John Deere B Tricycle, NH 273 hay baler, Woods 10' bushhog, NI hay rake, 2 fuel tanks on skids, 2 flat bed wagons, hay rings, 3 pt boom pole, Keen Kutter 6 1/2' 3 pt tiller, lime spreader, Huskee 6.75 hp log splitter, 3 pt grass seeder, hog crates, hog crates w/head gate, tobacco bale boxes, Stihl chain saw, Lawn mower jack, Stihl weed eater, odd tool boxes, JD riding mower,



PERSONAL PROPERTY TERMS: All sold "as is/where is" with no guarantees. Payment made on auction day with cash or good check with proper I.D. Announcements made auction day take precedence over any previous notification.

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