



PRESENTING FOR AUCTION...

CAMPBELL REAL ESTATE



Ranch Home - Shop - Barn - Pond - Pasture - Woods on 20.64 Acres

### OPEN HOUSE

House and property will be  
Open for inspection on:

**TUESDAY, SEPTEMBER 14, 2010  
5 - 7PM**

*Other showings available by appointment only; call:  
Joseph Mast - 330-763-4411  
Real Estate Showcase Millersburg - 330-674-7610*

### *Real Estate Auction.*

**Will sell on location at 2 Township Road  
580, West Salem, Ohio 44287. From West  
Salem take State Route 42 west to Cherry  
Street/Winter Road. Follow Winter to W.  
West Salem Road (Changes to Township  
Road 580) turn west to property on right.  
Watch for Real Estate Showcase signs.**

**Saturday • October 2, 2010  
Real Estate - 10:00 AM  
Chattels to Follow Real Estate**

# REAL ESTATE AUCTION

Saturday, October 2, 2010

Real Estate at 10:00 AM - Chattels to Follow Real Estate  
2 Township Road 580, West Salem, Ohio 44287

**Real Estate:** This is a great country setting, the home and pond with the accented out buildings make this one of the good ones. A nice level lot around the buildings with a small stream flowing through the woods add to the character of this unique property. The Home and Ashland county property is in Black River School district, the Wayne county property is in Northwestern school district. This 1700 Sq ft ranch home was built in 1977, block foundation and crawl space. The home features newer custom maple cabinets, wood, Pergo floors, Pella windows, Propane Gas fireplace, Trane furnace and AC, 200 amp electric service, wraparound porch, Outdoor Bose sound system, Septic system, Lorain Medina Rural water.

The pond was reworked 2 years ago. The detached garage- shop (30 x 40) has propane heat and a 200 amp electrical service, an office workshop with a built in workbench and separate propane heater, that was built in 1994. The Barn (32 x 48) plus a lean to on the back side has water but currently no electric, horse stalls, and an open center alley. The barn is next to the fenced pasture and woods and is waiting for your animals.

**Method of Sale:** Property will be offered in 2 parcels and then together and will sell the way it nets the most money for the Seller.

**Parcel #1** - 10.893 Acres with Buildings in Ashland County

**Parcel #2** - 9.644 Acres of Vacant Land in Wayne County



**Farm Equipment:** New Holland TC40D Super Steer Tractor with 17La loader, VMCRD- 5' Flail Mower Offset adjustable -45% to +90%, International 6' Brush Hog, International 5' Scraper Box, International 7' Disk, International 7' Landscape Rake, John Deere 5' Scraper Blade, John Deere 5' Tiller, King Cutter Single Plow, King Cutter Two Bottom Plow.

**Lawn Equipment:** Kubota ZD21 5' Cutting Deck 21hp Diesel, Kubota RTV 1100 Diesel Dump Bed with Factory Snow Plow, Lawn Roller 5 pull behind, Lawn Cart pull behind, Spreader pull behind, 350 gallon Water Tank, Craftsman Lawn Sweeper.

**Misc. Items:** Fence Posts Metal & Wood, Field Fence maybe 150', Ladder's, 4 Dog Houses, Large Kennel Cages, Lawn Furniture, Pond Aerator in a Stainless Steel box, Wheel Barrel, 1 Ton Block Lift, 2 Gas Pumps, 12 ft. John Boat, Rubbermaid Water Troughs, Garden Tools, Hand Tools, Power Tools, Shop Vac., Floor Jack, Storage Racks, 2 Wheel Dollies, Car Parts, Electric and Plumbing parts, Clocks, Stereo and Speakers, Christmas Decorations, Generac Power Washer 7.8 hp., Companion 10 hp. Generator 5250 Watt, 5 hp-Two Stage Air Compressor, Pro Tec. Miter Saw 3 hp., Craftsman 10 in. Table Saw 3 hp, Craftsman 15 in. Drill Press 1 hp. 12 speed, 5/8 chuck, Traine Garage Propane Heater.

**Household Items:** Queen Bedroom set (platform bed, 2 six foot cabinets with lighted bridge and large mirror). Amish made: 2 Oak Dressers, 4 Oak end Tables, Oak Coat Tree, Oak Entertainment Center. Desk, Dresser, Book Shelf, Credenza with 2 shelf stackable unit, Maple Kitchen Set, Kenmore Refrigerator, Kenmore Washer & Dryer, 2 Televisions, Lamps, Hot tub-500 gallon "Coast Spas", Misc. Furniture

**Guns:** Remington 870 Wingmaster 12 ga. Shotgun (like new), Mossberg 410 ga. Shotgun, Stevens 22 single shot rifle with scope, and 4 pellet guns



# REAL ESTATE AUCTION

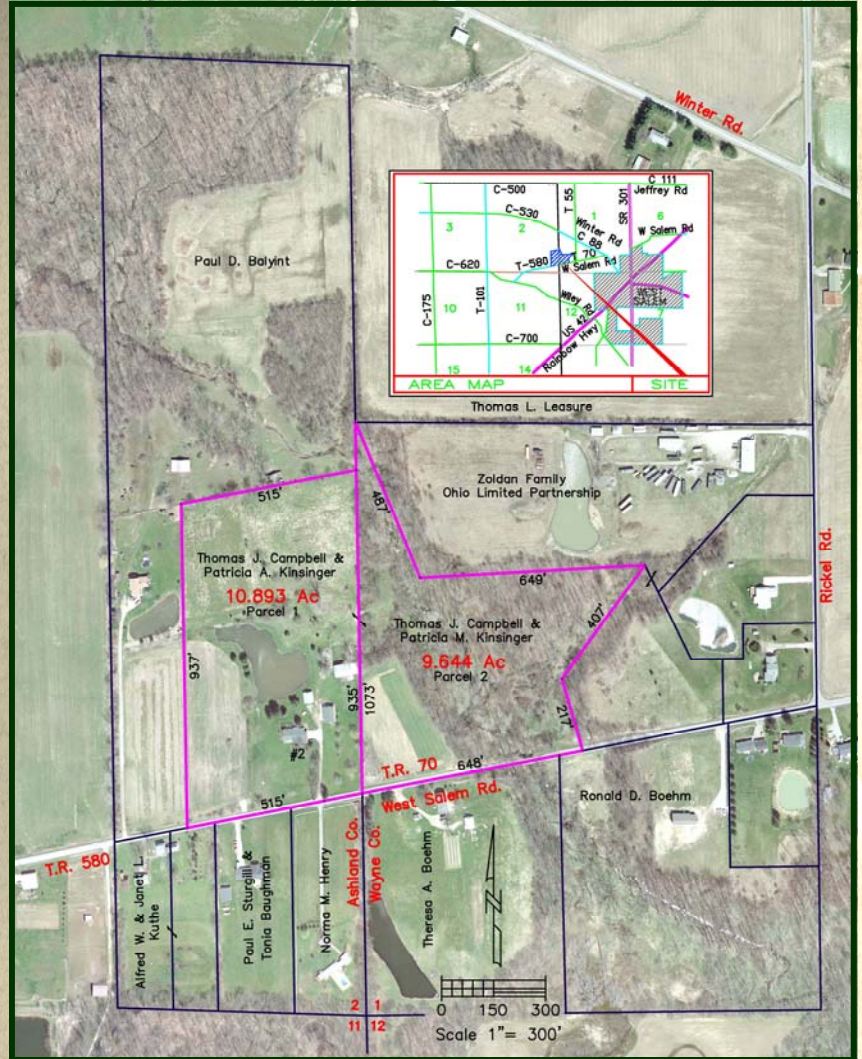
Saturday, October 2, 2010

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2 Township Road 580, West Salem, Ohio 44287

**Legal & Taxes:** Parcel No's.  
D110020002001, D110020002002,  
22-00585.001 & 22-00585.002 – The  
taxes are \$1230.65 per half year and  
will be pro-rated to the day of closing.  
Sellers will provide a Warranty Deed  
and Certificate of Title. Title  
insurance will be a buyer's choice and  
expense. Immediate possession will  
be given at closing.

**Real Estate Terms:** Announcements  
made at auction take precedence over  
any printed materials. There will be a  
10% down payment required  
immediately following the auction  
with the balance to be paid in 45 days  
at closing. There are no financing  
contingencies; any and all inspections  
must be done prior to bidding on the  
property. The property will be selling  
AS-IS.

**Chattel Terms:** Cash, Good Check  
and Credit Card. A 5% Buyer's  
premium will be charged. The buyer's  
premium will be waived for cash or  
good check.



AUCTION BY ORDER OF:  
*Thomas J. Campbell &  
Patricia A. Kinsinger, Owners*

AUCTION CONDUCTED BY:



Auction Manager/Broker: Jon Mast 330-763-3883