

**58 ACRES FARM GROUND & WOODS, TWO NICE HOMES &
BUILDINGS,
FARM EQUIPMENT & PERSONAL PROPERTY**

**OFFERED IN FOUR PARCELS AT PUBLIC AUCTION
SATURDAY OCTOBER 26TH, 2013 @ 10 AM FOR PERSONAL
PROPERTY**

REAL ESTATE SELLS @ 12 NOON

**OPEN HOUSES: TUES. SEPT. 24TH 5-7 PM & TUES. OCT. 1ST 5-7 PM
On the premises at 3576 & 3598 S R 103, Bluffton, Ohio**

PARCEL I: 2.001 Acre (to be surveyed) home site including a nice 1-1/2 story home, built in 1983, offering a living room, dining room, utility room, 4 bedrooms, 1-1/2 baths, attic storage room, and two car garage. This property also offers a large barn, detached garage building, equipment shed, & grain silos.

PARCEL II: 56 +/- acres (to be surveyed) including approximately 50 acres of tillable farm ground and approximately 5 acres of woods at the NW ¼ of the property .

PARCEL III: Parcels I and II being offered together. This parcel will not be surveyed.

PARCEL IV: 1 acre home site (split off several years prior) including a wonderful 1-1/2 story home offering 2250 living square feet consisting of a living room w/ fireplace, dining room, kitchen w/ plentiful cupboards/counters, breakfast nook, downstairs bedroom & 1-1/2 baths, two upstairs bedrooms, & an upstairs full bathroom and walk-in cedar closet. The home also offers a full partially finished basement with family room w/ fireplace, a 1st floor 3 season sun room, and a two car attached garage.

These homes and buildings are located adjacently and would with great potential for many situations! Full 2013 real estate taxes and any surveys necessary will be paid by sellers for parcel's I & II. Pro-rated real estate taxes will be paid on parcel IV. Possession of any farm ground will be granted after 2013 crop harvest. The farm is participating in the Government farm program. **Full list of farm equipment & personal property in later ads.**

Terms for Real Estate: 5% down day of sale with the balance due and payable within 30 days. This property does not sell subject to financing. Purchasers must have their financing in order and be prepared to bid and buy on sale day. It sells in "as is" condition with no warranties or guarantees of any kind. Seller reserves the right to accept or reject any and or all bids but fully intends to sell on sale day. Purchasers are responsible to have any and all inspections completed prior to the auction. Auctioneer works as seller's agent. . Lead base paint information can be picked up at the open houses or our office. **Terms for Personal Property:** Cash or good check w/ proper ID, all Major Credit Cards.

Owners: James & Imogene Benroth and Judith Houdeshell-1/2 owner of parcels I & II.

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