

SELLING SEPARATE

1990 Heston model 55-66 DT diesel tractor with loader, 64.1 HP, new tires front/rear, 1960 hrs; 1996 John Deere model 770 diesel tractor with 4-wheel drive and AG tires front/rear, 1970 hrs; 2006 John Deere model GT 235 hydrostatic drive mower with 900 hrs; 2012 8' brush hog (Brush Bull) rotary mower; 2000 6' blade for 3 pt hitch

TERMS ON CHATTELS

Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or Master Card accepted. 14% buyer's premium on all sales; 4% waived for cash or check when paid sale day. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.



ABSOLUTE AUCTION

SATURDAY, FEBRUARY 15, 2025, 11:30 AM
REAL ESTATE SELLS FIRST



REAL ESTATE



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CHATEAU BEAM LLC

Beautiful Outstanding Hunting & Recreation Farm

36715 HARMON RIDGE RD.,
GRAYSVILLE, OH 45734

LIVE ONSITE WITH ONLINE BIDDING AVAILABLE ON REAL ESTATE

AUCTION HIGHLIGHTS

- 224.5 Acres
- Monroe County, Washington Twp.
- Quality 24 X 40 Gambrel Roof Furnished Year-Round Three-Bedroom Cabin Home
- 24 X 24 Garage
- 30 Acres In Grass/Hay Meadows Balance Wooded With Timber Plus 8 Miles Of ATV Or Horse & Walking Trails
- 20 Tree Stands, Great Turkey & Deer Hunting
- Free Gas Plus Royalty
- Tractor & Equipment Sell Separate



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Scan for auction details, including directions.

Absolute Auction. All sells to the highest bidders on location.

All measurements are approx.
& subject to actual survey.

Auction 224.5 Acres

224.575 Acres

Harmon Ridge Road (C.R. 90)



PREVIEW: SUN., FEB. 2, 12:00-2:00 PM OR
SAT., FEB. 8, 10:00 AM-1:00 PM OR SALE
DAY AT 9:00 AM.

Private gated drive to 24 X 40 two-story cabin, built in 2000, with Gambrel roof, three bedrooms, one on first floor, 2 up with 8 X 24 open loft, mudroom, utility room with large sink, first-floor full bathroom, full kitchen with gas stove, refrigerator, and microwave. Living room with open ceiling to trusses, eating area, front and rear covered porches, gas furnace with central air, electric baseboard back up heaters, hand dug water well, septic.

- 24 X 24 garage with 9'W X 7'6"H door, 36" man door, concrete foundation and floor, full electric service with 220 outlet for welder.
- Cabin & garage new roof in 2022
- Cabin re-stained in 2022
- Garage re-stained in 2024
- Appliance replacements: gas furnace in 2014, air conditioner in 2020, water pump in 2021, refrigerator in 2022, microwave in 2022.
- Property sells with 3 producing gas and oil wells with free gas to cabin, mineral rights down to Clinton Formation approx. 5000 ft. transfer to buyer, all mineral rights below Clinton remain with seller
- Current taxes \$1,570 per year
- Electrical \$720 year (varies with use)
- Current insurance \$1,878 year
- Income from gas/oil wells average \$3,200 year.
- West 1/2 was timbered in 2005
- East 1/2 was timbered in 2016
- Timber was select cut only. Trcs were 18" dia. or larger at standing breast height
- A 10-acre tract located in center of the property (Center Hollow) was using a cut (10 in. dia. or larger SBH) to create a heavy cover for bedding area for wildlife
- Property does touch Wayne National Forest
- All appliances and furniture plus small equipment & other items included with the sale of real estate: air compressor; Stihl leaf blower; Stihl weed whip; two-wheel pull behind cart; 220V Lincoln stick welder with accessories and welding rods; all existing tree stands approx. 20 permanent and portable; 3 shooting blinds on skids; 4 battery operated feeders.

TERMS ON REAL ESTATE

10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed.

