

ZIMMERMAN ESTATE AUCTION

Location: 31495 CR 20 Brinkhaven, Ohio 43006.

GPS Coordinates: 40.417627, -82.125962 **Directions:** From US 62 between Danville and Killbuck take SR 206 South to Tiverton. Turn left onto CR 20 to location on right.

Sat. August 19th, 2017 • 10 AM

* 120 acres * 3 Parcels * Older Homestead * Tiverton Twp.

* Coshocton County * RiverView LSD * Allis-Chalmers Tractors

* Farm Equipment * Tools * Household



This 120 acre farm near Tiverton, Coshocton County offers good tillable acreage, open ground, and secluded woods. The property also has a turn-of-the-century farmhouse and a couple outbuildings. The property is rolling with a great mix of open and wooded land. The 55 acres of crop ground lies nicely on a hilltop above the buildings. The wooded acreage is nestled perfectly in the southeast corner at the back of the farm. This location of northwest Coshocton is where wildlife is abundant and the hunting is tremendous. The home built in 1900 is situated near the road with a few outbuildings. A 40 x 62 pole building, 24 x 60 outbuilding, and a 24 x 48 three sided building make for great equipment storage and farm use. This is a nice piece of farm ground, or you could set up your ultimate hunting property retreat. Come check out the possibilities with this large tract of land.

Parcel 1: 21 Acres with Buildings. Mostly open w/472' frontage on CR 20. Property lays on both sides of the road.

Parcel 2: 55 Acres open tillable ground w/ 329' frontage on CR 20. Property lays on both sides of the road. Gas well.

Parcel 3: 46.9 Acres mostly wooded w/265' frontage on CR 20

Legal: Coshocton County Parcel# 0330000038901 in Tiverton Township and Riverview Local Schools. Taxes are \$938.10 per half year and is currently in the CAUV program.

Real Estate Terms: 10% nonrefundable down payment made day of auction, balance due at closing. No financing contingencies. Any required inspection must be completed prior to bidding. Acreage and frontage amounts are approximate and are subject to final survey. Buyer is responsible for any recoupment. All information contained herein is derived from sources deemed reliable but not warranted. Announcements on the day of sale take precedence over all previous advertising and statements.

Trucks-Tractors-Combine-Farm Equipment: '04 Ford Ranger 135k miles; '96 GMC 3500 156k miles; '78 Int.-Harvester truck (No title); A-C D21 Series II Turbo Charged Diesel 3988 hrs; A-C 175 Crop Hustler w/ dual tires 7,223 hrs; A-C D17 w/ front end loader; A-C Gleaner E w/ corn and grain head; A-C 190XP for parts; Long 3pt. back hoe attachment; JD 4 row planter; JD FB-B drill; NH Hayliner 273 baler; NH 489 haybine; A-C spring tooth harrow; A-C 4 bott. plow; Ford 4 bott. plow; Int. manure spreader; field sprayer; 3 pt. post hole digger; silage wagon; (2) 10' disc harrows; (3) gravity wagons; brush hog; running gear for small wagon; (2) portable fuel tanks; elevator; Gehl silage blower; 6 gates; stainless steel bulk tank; stainless steel milk house tubs & etc; milk stanchions;

Lawn & Garden-Tools: DR All Terrain mower; Craftsman mower; B&S 8000 watt generator; Lincoln Arc welder; Acetylene tanks w/cutting torch; Stihl 021 chainsaw; Echo chainsaw; (2) air compressors; lathe; tool chests; Delta table saw; PC grinder; handy man jack; drill press; grinder on stand; 8 gal. Shop Vac; lots of name brand hand tools

Guns-Household-Collectibles: Gamo Whisperer air rifle; Glenfeld Mod.20 .22 rifle; Buddy L Texaco semi; Ertl A-C tractor; (3) 1:64 scale die cast tractors; road sign; old windows; oil lamp; kitchen stove; refrigerator; microwave; Whirlpool washer; dresser; chest of drawers; entertainment center; Clarinet 95 w/records; recliner; sofa; steel shelves; folding table; portable heaters; fans; lawn chairs; kerosene heater; live trap

Chattel Terms: Cash, check or major credit card with valid I.D. 3% buyers premium waived for cash or check sales.

Lunch Stand

Sale by Order of:

David Zimmerman,
Administrator for the Estate
of Daryl G. Zimmerman
Blair Bower, Attorney



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