



KAUFMAN
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With Onsite Bidding



8200 Autumn Rd. SW, Bowerston, OH 44695

ABSOLUTE - CARROLL COUNTY LAND & FARM EQUIPMENT AUCTION

49.6 Acres | Orange Township | Carroll County | 3 Parcels | 3 Great Barns
Beautiful Rolling Hay & Pasture Land | Hilltop Building Sites | Near Leesville Lake & Adjacent
to MWCD Public Land | Tractors | Dozer | 3PT Equipment | Hay & Farm Equipment
Tools | Sheep Equipment

Bidding Is Open, Auction: Begins Ending Tuesday, July 29th, 2025

Real Estate at 5:00 PM, Equipment at 6:00 PM, With Onsite Bidding Day Of Auction

Open For Inspection: Thursday, July 17th, from 4:00 to 6:00 PM

(888) 852-4111 | kaufman-auctions.com | kaufmanrealty.com



Real Estate Auction At 5:00 PM

Summary: A beautiful nearly 50-acre land tract with 3 barns, scenic hilltop building sites, fenced pasture, and excellent hay ground only ½ mile to Leesville Lake, adjacent to MWCD Public Lands, and the "Blue Trail" hiking trail. This farm boasts good usable barns, spring fed water tanks, access to public land, and plenty of room for a beautiful homesite. Join us for the preview and see all this farm has to offer.

Parcel 1: 9.6 acres with 600' frontage on Autumn Road – features a nice hilltop building site, fencing, and a 60'x60' barn with box stalls, machinery storage, and shop, as well as a 40'x45' attached loafing barn for hay storage or riding arena. This parcel has water & electric and provides a perfect setup for a small mini farm.

Parcel 2: 29.3 acres with 223' frontage on SR 164 – features a wonderful rolling tract of hay land and pasture with some mature trees skirting the perimeter. Also features a 30'x50' pole barn with a 10'x50' lean to used for hay storage but could easily be used for a cattle or horse barn. Beautiful building sites.

Parcel 3: 10.7 acres with 535' frontage on SR 164 – features another excellent country building site and a small pocket of woods, adjacent to wooded land. This parcel also has a 30'x50' pole style machinery shed for equipment or hay storage or converted to horse barn.

Legal: Parcel # 25-0000373.000 in Orange Township, Carroll County and Connotton Valley LSD. Taxes per half year are \$438.15 based on CAUV.

Real Estate Terms: 10% Buyer's Premium. 10% nonrefundable down payment due within 24 hours of the close of the Auction with the balance due at closing. The sale is not contingent upon buyer securing financing or other contingencies, property sells "AS IS." Any required inspections must be completed prior to bidding. Property sells subject to all articles of record. Seller Reserves all Mineral Rights. Buyer to pay \$750 per surveyed parcel.

Register to bid to view all terms.

Equipment Auction At 6:00 PM

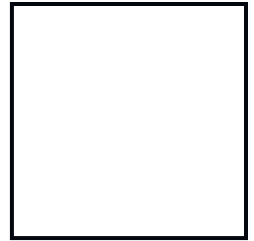
Tractors – Dozer – Trailer – Farm Equipment: JD 5065 4WD Tractor w/ canopy & JD 553 loader; pallet forks & bale spear loader attachments; 3pt Woods BH 90-X backhoe attachment; Mahindra 7060 Turbo 4WD tractor; JD 1010 gas Dozer; Case Davis Trimline 120 Walk behind Trencher; '14 Hawke 18' Dump Trailer; 3pt. Woods MD172 mower; 3pt. Woods PRD 7200 mower; 3pt. Woods BB72 Mower; 3 pt County Line 6' Rake; 3pt Box Scraper; 3pt Disk; JD 336 Square Baler; JD Transport Disk; hay elevator; New Idea manure spreader;

Mowers – Power Tools – Sheep Gates & Equipment: '21 DR Pro XL 30 walk behind mower; DR 34ton log splitter; Stihl Weedeater; misc. power equipment; hand tools; interlocking sheep gates for corral; sheep chute with lift & scales; sheep turn table; assortment of sheep related tools and equipment; misc. gates; ladders including Werner 28' extension ladder; portable shop stairs; fence posts and electric wire; some primitives and antiques; many more miscellaneous items not listed individually.

Content Terms: Online terms apply, 10% buyer's premium. **Firm** Content Pickup time will be Thursday July 31st from 1:00 to 5:00 PM.

Sale: By order of Marie Adam.





ABSOLUTE - LAND & FARM EQUIPMENT AUCTION

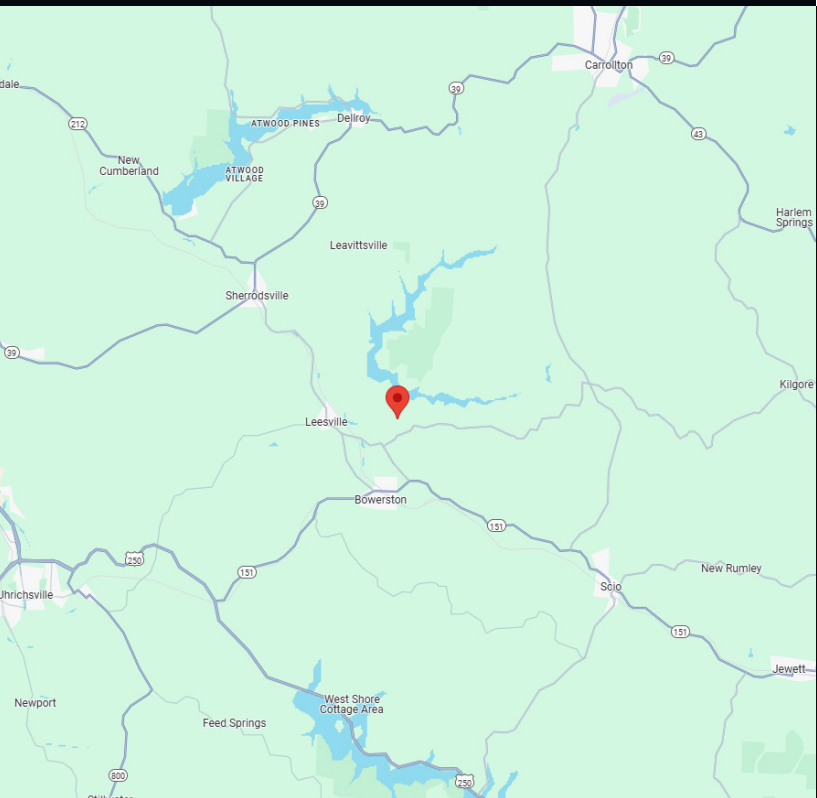
8200 Autumn Rd. SW, Bowerston, OH 44695

GPS Coordinates: 40.45379061129981, -81.1792356640192

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Directions: From SR 39 between New Philadelphia and Delroy in Sherrodsville, take SR 212 south 4.5 miles to SR 164, slight left 1 mile to Autumn Rd., continue straight .8 mile to farm. From SR 151 in Bowerston take SR 212 north 1.7 miles to SR 164, turn right 1 mile to Autumn Rd., continue straight .8 mile to farm. Signs Posted.



Curt Yoder

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