

PATTERSON TRUST & ESTATE AUCTION

RANCH HOME ON 18+ ACRES –
FARM & HOUSEHOLD CONTENTS

SATURDAY, APRIL 27, 2019 – 9:00 AM



Kaufman

Realty & Auctions

888.852.4111

www.kaufmanauktion.sale

PO Box 422, Sugarcreek, Ohio 44681



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RANCH HOME ON 18+ ACRES –
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SATURDAY, APRIL 27, 2019 – 9:00 AM

OPEN HOUSE: TUESDAY, APRIL 16 – 5:00-7:00 PM

17210 State Route 93

COSHOCTON, OH

Coshocton County

GPS Coordinates: 40.200041, -81.713687



Directions: From US RT 36 between Newcomerstown & Coshocton, take SR 93 south 1.5 miles through W. Lafayette, continue south 6.5 miles through Plainfield to property. ¼ mile north of SR 93 & SR 541 intersection. Signs posted.

Features: 18.286 Acres, Linton Township, Coshocton County, Brick Ranch Home, Detached Garage, Barn, Pond, Fenced Pasture & Hay Ground, Truck & Car, Tractor, 3pt. Equipment, Shop Tools, Household & Collectibles

A very solid brick ranch 1 owner home featuring kitchen with dining area, living room, 3 bedrooms and a full & half bath on the main floor. Full basement includes large open family area with fireplace, laundry room, full bath, and fruit cellar. Utilities to the home include 2 water wells, septic, electric baseboard heat, & electric water heater. Also included is a 26'x50' detached garage & shop building, older barn, and various smaller outbuildings. The land includes hillside fenced pasture area, smaller pond, and hay ground. This property is an excellent gentleman's farm perfect for horses, sheep, cattle, or other livestock and also includes respectable improvements. Join us for the preview and see all this fine country property has to offer. Real Estate sells at 12:00 Noon. Terms: 10% nonrefundable down payment day of sale with the balance due at closing. No financing or other contingencies, property sells "AS IS" and absolute to the highest bidder. Any required inspections must be completed prior to bidding. Sellers to transfer any and all owned mineral rights. Property sells subject to all articles of record. Portions of the farm have been mined. Announcements day of sale take precedence over all previous advertising and statements. Legal: Parcel #'s 0210000071102, 0210000042200, 0210000025500 in Linton Township of Coshocton County, Ridgewood LSD. Taxes per half year are: \$442.76 based on CAUV; any recoupment is the Buyer's responsibility.

Vehicles – Tractors – 3pt Equipment - Hay: '11 Ford F250- gas truck, 4WD, 94848 mi; '10 Ford Focus- 5 speed manual, 72571 mi; MF TO35 tractor; MF front wheel weights; MF 3pt cultivators; 3pt MF sickle bar mower; 3pt MF 7" disc; 3pt 2 btm MF 14" plow; 3pt Woods TS60 tiller; 3pt 5' brush hog; 3pt boomer; approx. 220 bales of 2nd cutting grass/alfalfa 2017;

Mule ATV – Lawn & Garden – Sheep Equipment: '15 Kawasaki 610 4WD Mule- 484 hrs; lawn sweeper; lawn cart; lawn roller; Bolens G14 tractor; Bolens blade; Gilson rear tine tiller; Snapper push mower; Ariens tiller; 3 misc. tools; trapping snares; irrigation supplies; plastic rolls; Earthing Garden planter; garden hand plow; Sunbeam Stewart clippers; Stewart & Shearmaster Mod 31 clippers; tube feeders; hand sheers; tagger; vet supplies; clamps; tail cutter; 20' & 18' gates; 4x7 utility trailer; 80+ galvanized fences posts;

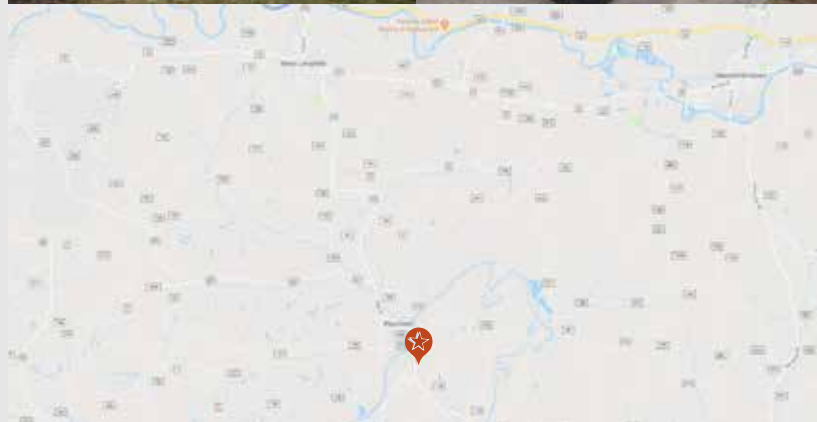
Shop equipment & Tools – Miscellaneous: Frontier Industrial 8500m generator(like new); Milwaukee cordless circular saw; Milwaukee AVS hammer drill; Stihl MS 201T chainsaw; Goodyear 3/8 socket set; Makita cordless drill; Mont Ward 10" radial arm saw; Coleman air compressor- 27 gal, 5hp; Rockwell Mod 6 jointer; Sears & Roebuck table saw; Lincoln welder; Universal 2 grinder; bench grinder on stand; Craftsman transit w/ stand; Onin gas engine; grinder; 7" metal band saw; barrel pumps; anvil; mini anvil; bench vise; tools incl. hammers, wrenches, vise grips; c-clamps; duster; hyd jack; OIT drill press; drill bits of all sizes; drill press stand; bolt bin; meat saws; misc. hardware & parts; 2 boxes of ¼ x 3 ½ " lag screws; 16 gal rust converter; misc. oils & filters; 2 sets of knockouts; mower parts; Craftsman toolbox; rachets & sockets; tap & die sets; Craftsman torque wrench; misc. socket sets; 2 ton come along; off set pulley; shop light; attic fan; backpack sprayer; heavy duty extension cords; 12/2, 6/2 electric wire; industrial cart; tarps & straps; wooden cabinet; Sea King 5 hp boat motor; trolling motor; car ramps; misc. ropes & pullies; wooden pulleys incl. NEY 168, 161, 236, & Hudson 1420; air hose; hedge trimmer; electrical supplies; block & tackle; Coke tray wooden; double hook chain; jumper cables; machinist chest & machinist tools; dial indicator; calipers; telescoping gages; pipe wrenches; tree climbers; ski board; ice skates; roller skates; (8) 4' LED shoplights; pipe bender; electric drills; jig saw; hand sander; router; larger bits; hole saw bits; pipe vise; barb wire; wooden ext. ladders; homemade charcoal hog roaster; tractor seats; steel culvert pipes; 14' Jon boat; ss ¼ " tubing; tripod hog hangers; Hocking Valley corn sheller; corn planter; miscellaneous smalls not listed;

Household – Appliances – Porcelain Signs – Primitives & Collectibles: maple dining table w/ 2 leaves & 6 chairs; dining table & 6 chairs; chrome kitchen table w/ 2 leaves & 6 chairs; child's highchair; 3 & 4 pc blonde bedroom sets; Jenny Lynn bed; nightstand; rollopt & kneehole desks; metal 2 drawer desk; cabinet; metal & wood folding chairs; 3 recliners; matching sofa & chair; 2 sofas; end tables; cherry tv stand; coffee tables; 2 child's school desks w/ plank btm chairs; cherry Grandfather clock; 6 gun cabinet; Mont Ward safe in cherry cabinet; Nelco sewing machine in cabinet; filing cabinets; bookcase; Magic Chef dryer; Kenmore washer; older Philco electric stove; older GE refrigerator; Sanyo 42" tv; Sharp microwave; pots & pans; mixing bowl; coffee maker; Lifetime cookware; Rose pattern china set; Corelle Ware; Tupperware; Pyrex; pressure cooker; barrel; keg; wood barrel keg & pot; jars; granite bowls; roasters; fish tank; wall clocks; blenders; slaw cutter; butter churn; gloves; rain ponchos; blankets & comforters; rugs; misc. board games; puzzles; Christmas décor; pool table; wooden camping box; buttons; sewing goods; carpet loom; ice cream freezer; Coleman coolers & ice chests; wooden crates; wooden kitchen cabinets; toboggan; cast iron ball banks; pocket knife collection; hat collection; costume jewelry; luggage; misc. older cameras; yardsticks; misc. baskets incl Longaberger; books; misc. toys incl. farm, model airplanes, semis, cement mixers, ships; Daisy Powerline bb gun; toy blocks; wood carving kit; Jensen Mfg#75 steam toy; Buddy-L dump truck & cement truck; Tonka toys incl. scraper, grader, loader & crane; Fisher Price barn & silo; Matchbox cars; wood barn; 4 gal crock; crock jugs; old pop bottles; granite ware incl. buckets, bowls; double sided porcelain Rexall Nutritional 16"x30" service sign; (2) 16"x30"double sided porcelain Hudson Essex signs; Pabst Blue Ribbon lighted sign; Champions Choice lighted clock; cast iron kettles;

Content Terms: Payment in full day of sale via cash, check, & credit card with proper identification. 3% buyer's premium refunded for cash or check purchases.

Lunch Stand

Auction by order of: The Patrick Patterson Trust; Kenny Patterson Trustee; Earl Patterson Estate; Coshocton County Probate; Case #21810187; Patricia Blickensderfer, Executrix



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