



29483 State Route 643, Fresno, Ohio 43824

# ABSOLUTE AMES AUCTION

Beautiful 145 Acres | Millcreek Township | Coshocton Co.  
Excellent set of Farm Buildings | Timber | Pond | Excellent line of Tractors  
Farm Machinery | Primitives | Collectibles | Household Goods



ON-SITE ONLY

ABSOLUTE

**Auction: Saturday, October 17th, 9:00 AM**

**Open For Inspection: Monday, October 5th, 4:00-6:00 PM**

(888) 852-4111 | [Kaufman-Auctions.com](http://Kaufman-Auctions.com) | [KaufmanRealty.com](http://KaufmanRealty.com)



We are excited to be selling this well cared for rolling hill farm, which comprises 145 acres, contour tillable acres, woodlands with timber. You will like the improvements which includes the 2-story home, with updated kitchen, dining room, living room with fireplace, comfy sunroom, 4-bedroom, 2 bath, free gas accordingly to lease. The horse barn is 40'x108' with, restrooms, tack room and barn stalls in the rear, (this could potential be made into living quarters), 60x80' machinery shed, 24'x36' garage, plus several other misc. buildings. These improvements are will maintained and in good condition. Farm will be offered in 4 parcels.

**Parcel 1:** 49 acres with all buildings and pond

**Parcel 2:** 50.4 acres with woods (timber) and open farmland

**Parcel 3:** 23 acres, hilltop views

**Parcel 4:** 22.6 acres along SR 643 and TR 189

**Terms:** 10% nonrefundable down payment day of sale with the balance due at closing. No 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. Announcements day of sale take precedence over all previous advertising and statements. Auction will be offered in various amalgamations, including as individual parcels or lots, combinations of parcels or lots, and all parcels or lots. Contact agent for the sale order pertaining to this auction and or see sale order addendum day of sale for more details. Note each sale has a specific order, some and or all terms may apply, contact agent for details.

You will fall in love with this farm and what it has to offer. Excellent line of equipment and estate tractors, primitives-collectibles, should be one of those interesting down on the farm, all day auctions. Look for future ads or check our website for pictures and details. The real estate and farm equipment will also be offered online starting at 12:00 Noon.

**John Deere Tractors – Skid Steer – Equipment:** JD 7600 4WD with Cab, loaded, 1279 hrs.; JD 2940 diesel, WF, 1975 hrs, both of these tractors bought new; JD 1010 narrow front tractor, completely restored, Bob Cat 642B skidsteer, 520hrs., New Holland BR 7050 round baler; New Holland BC 5060 square baler; NH 256 rollabar rake; NH 57 3 pt. rollabar rake; NH 450 3 pt. mower; NH 4 basket tedder; NH 474 7' haybine; 2 Bale King 16' and 1 Pequea bale wagons; John Deere 1518 wingbat 18' brush hog; JD 115 9' HD rear blade; JD KBN transport disk; JD FB 13 hoe drill; Int 352 single axle manure spreader. 2-wheel flatbed trailer; tandem axle trailer; Kewanee 500 elevator; 3 pt. fertilizer spreader, 3 pt bale carrier

**Truck:** 2005 Ford Lariat F250 power stroke, turbo diesel, 4x4, 35,000 miles, new tires , 1 owner a real cream puff

**2 JD Estate Tractors – Gator – Shop Tools:** JD 750 diesel estate tractor with 60" mower; JD 495 diesel estate tractor with 62" mower; Both Excellent; John Deere Trail Gator 6x4; Honda 6500 generator; JD AC 80005 generator; Campbell air compressor; good selection of large floor model fans; older mini bike; chain saws; 2 fuel tanks with pumps; 3 1/2'x5' 4 wheel wagon; wooden & aluminum ext. ladders; platform scales; 2 rolls woven wire fence; barb wire; steel posts sheep feeders; lots of horse track including 4 saddles; feeding tubs and buckets; small corral pen; shearing rack; llama halters and blankets and tack, good troy bilt tiller, Craftsman 12" band saw; shopmate Dremel saw on stand; DeWalt 7730 cutoff saw; Homelite hedge trimmer shop smith with all tools GE chest freezer

**Collectibles – Primitives – Household Goods:** 1 horse sleigh; 2 pc corner cupboard with 2 glass doors, 2 doors; flatwall cupboard; large painted 2pc. Flatwall cupboard, old library table with ball & claw feet; wooden butter churn on 4 legs; drop leaf table with spindle legs; Victorian stand; Mail Pouch sign on cardboard; Jack & Jill comic books; humpback trunk; copper apple butter kettle; iron kettle; wooden work bench; large 2 pc cupboard; wooden corn sheller; wooden keg; cast iron tub with 4 feet; 2 hand pumps; hobby horse; library table; picture & frames; Cuckoo clock; wall cabinet; 33 & 45 records; dresser with mirrors; good Haier portable air condition; RR lantern; nice cane patio set including sofa – chairs – coffee table love seat – dining table with 8 chairs; cane rocker; high chair; organ and bench; crocks; lots of earthen ware; 4 sad irons & trivets; , ceramic kiln with a large selection of molds, lots of things to still go through, good misc.

**Note:** Here is one to circle, quality throughout. See you on sale day.

**Chattel Terms:** Payment in full day of sale, cash or check. 3% BP for CC All items are sold AS-IS.

**Sale By Order of:** Roger Ames, Owner; Mike Manning Attorney





**Kaufman**  
Realty & Auctions



## ABSOLUTE AMES AUCTION

Beautiful 145 Acres | Millcreek Township | Coshocton Co.  
Excellent set of Farm Buildings | Timber | Pond | Excellent Tractors  
Farm Machinery | Primitives | Collectibles | Household Goods



**Address:**

29483 State Route 643, Fresno, Ohio 43824

**Directions:**

6 miles SW of New Bedford on SR 643, or 2 ½ miles NE of Keene and SR 83.

**Location:**

Fresno, OH | Coshocton Co. | Millcreek Twp.

**Auction:**

Saturday, October 17th, 9:00 AM

**Open For Inspection:**

Monday, October 5th, 4:00-6:00 PM

**Jr. Miller** | Auctioneer, Broker

330.204.6514 | [dave@kaufmanrealty.com](mailto:dave@kaufmanrealty.com)