

PALMER ESTATES REAL ESTATE AUCTION

LAND LOCATED ON: PALMER, CREECH, FLAT RUN, LOUISVILLE & LOCUST ROADS, Seaman, Oh. 45679.
Follow Flat Run Rd. off SR 73 or SR 770 to farms, SE of Belfast, Oh., follow signs.

SAT. FEB. 25, 2023, at 10:00 AM.

AUCTION SITE: FIRST STATE BANK MEETING ROOM,
19230 ST. RT. 136, WINCHESTER, OH. 45697



653.752 acres w / approx. 453 tillable, 3.5 miles of road frontage, 3 homes & buildings, sells absolute in 9 tracts

Owner: Estate of Ilena L. Palmer & James Palmer,

Adams Co. Probate #20201059. Tyler Cantrell attorney for estates, Ronald Palmer & Martin Dean Palmer fiduciaries for estates.

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Tract details inside, farm equipment auction 2/18/23, info on back.

PALMER FARM TRACTS DESCRIPTION

Tract # 1 165.314 ac. of open pasture/tillable and wooded land has approx. 4300' frontage on Palmer and approx. 1700' frontage on Creech roads. Land is fenced for livestock and lays in a beautiful valley. **Tract # 2** 198.345 ac. of pasture/tillable & wooded land located at 526 Palmer Rd. Seaman, Oh., having a 2 story, 4 bedroom, 1 bath home w/parlor, kitchen, living & dining room. Home has heating stove, cellar under kitchen & on county water. Home has approx. 1638 sq. ft. & needs repair. This tract has a 90x72 & 62x108 pole barn shed also a 40x20 pole barn and an older frame barn. This tract of land has approx. 4000' frontage on Palmer Rd. This land is pasture and wood land, fenced for livestock and also lays in a beautiful valley. **Adjoins tract 5 in back of property. (TRACTS 1&2 DIRECTLY ACROSS FROM EACH OTHER WITH VIEWS FOR MILES).** **Taxes on tracts 1&2 TBD w/ split by county. Current tax on both 1&2 \$1972/half.** **TRACT # 3** This tract consist of 70.134 ac. of vacant tillable and wooded land having approx. 1700' frontage on Creech & 900' on Palmer roads. Current taxes \$646/half. **Tract # 4** 22.520 ac of vacant land located at 685 Locust Rd. Seaman, Oh., having a 3 bedroom, 1 bath home w/kitchen, living, utility rooms. Home has well water, metal roof & pole garage. Home has approx. 1059 sq. ft. & needs repair. This property has a 44x24 pole garage & land in Highland Co. This land is mainly open tillable land having approx. 1900' Locust Road. Current taxes \$783/half. **Tracts 3&4 adjoin.** **Tract # 5** 81.073 ac. located at 865 Flat Run Rd. Seaman, Oh. Having a 4 bedroom, 1 bath home w/ living room, eat in kitchen, laundry & office. Home has county water, wood boiler outdoor burner and fuel oil on main floor w/elect baseboard upstairs. This tract has an older frame barn, land is rolling tillable and wooded land. This tract has approx. 400' frontage on Flat Run Rd. property is in Highland Co. Current taxes \$1724/half. **Adjoins tract 2 in back of property.** **Tract # 6** This is a nice 34.344 ac. tract of land gently rolling and mainly open tillable land. This tract has approx. 700' frontage on Palmer, 1700' on Flat Run & 250' on Louisville roads. Current taxes \$230/half. **Tract #7** This tract is a 1.12 ac tract of land on Flat Run Rd. that had a mobile home on it years back. This is a vacant tract of land w/approx. 300' frontage on Flat Run Rd. (as is no septic guarantee) Current taxes \$64/half. **Tracts 6&7 adjoin.** **Tract # 8** This is a vacant tract of 72.816 ac. of tillable and wooded land and approx. 1300' frontage on Flat Run Rd. Current taxes \$259/half. **Tract # 9** This vacant tract of 8.087 ac. mainly tillable has approx. 1100' frontage on Flat Run Rd. Current taxes \$18/half. **Tracts 8&9 adjoin.** **Land has not been tilled since 2021, county water is available on all tracts. There are many beautiful building spots throughout the whole farm. This land has been in the Palmer family for many years and sells absolute to the highest bidder. Land will be sold in individual tracts as described as per court order.**

TERMS: **\$20,000.00 (on tracts 1 & 2), \$10,000 (on tracts 3,4,5,6 & 8) \$500 on tract 7 & \$3000 on tract 9 to be paid down on day of auction** with remainder due at closing which will be on or before April 14, 2023. Possession on land immediate and possession within 45 days of closing on homes & buildings. Taxes are to be pro-rated to day of closing. All tracts sell absolute to the highest bidder. Any announcements made by auctioneer on day of sale will take precedence over this ad. Disclaimer: All information contained herein is believed to be accurate but not warranted. All measurements are approximate and not guaranteed. Property sells as is with no warranties expressed or implied as to conditions. Homes were built before 1978, therefore falls under the Lead Base Paint Law. Any potential bidder may conduct lead paint tests 10 days prior to this sale. Purchaser will sign a waiver of the 10 day post sale inspection. Auctioneers & salespeople are agents for the seller. Homes sold without residential disclosure.

OPEN HOUSE: FEB. 4, 9-11:00 AM & FEB. 16, 3:30-5:30 PM, LAND CAN BE VIEWED AT ANYTIME.

Owner: *Estate of Ilena L. Palmer & James Palmer, Adams Co. Probate #20201059.*

Tyler Cantrell attorney for estates, Ronald Palmer & Martin Dean Palmer fiduciaries for estates.

AUCTION SITE: **FIRST STATE BANK MEETING ROOM,**

19230 ST. RT. 136, WINCHESTER, OH. 45697



FARM EQUIPMENT SELLS FEB. 18 @ 10:00 AM LOCATED @ TRACT 2

PALMER ESTATES FARM AUCTION



Tracts 1 & 2



Tracts 3 & 4



Tracts 8 & 9



Tract 5

AUCTION
SITE: FIRST
STATE BANK
MEETING
ROOM, 19230 ST.
RT. 136, WINCHESTER,
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Tract 6 & 7

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FARM EQUIPMENT AUCTION FEB. 18, @ 10:00 AM
AT TRACT 2

PALMER ESTATES AUCTION

Located at 526 Palmer Rd. Seaman, Oh. 45679. Follow Flat Run Rd. off SR 73 or SR 770 to Palmer Rd. to auction. SE of Belfast, Oh.

SAT. FEB. 18, 2023, at 10:00 AM.

TRACTORS, SKID STEER, HAY & LIVESTOCK EQUIP. MISC.:



MF 285 tractor, runs; MF 275 tractor runs, needs repair; MF 275 tractor, needs repair; MF 3525 tractor w/cab, has been burnt; MF 1105 tractor w/bad engine; NH L775 skid steer w/bucket, manure fork, pallet forks & bale spear; NH 575 square baler, good; NH 575 square baler for parts & other parts; Vermeer BP8000 round bale processor; Bomar bale wagon mounts on wagon running gear; SI hay & silage feeder wagon 20'; Shaver hydraulic post driver, 3pt., hyd. adjust; NH 679 tandem axel manure spreader; Woods batwing 3180, 15'; Ford 352 6 row conventional planter; 6 flattop wagons 14-20'; 12ft. Drag harrow; MF 314 plows, 3pt.; MF 3pt. 6' blade; 3pt. Box blade scraper, 6'; Ford semi mount 5 bottoms plows; 3pt. Carry all; Cultipacker; WinCo pto generator; Ford 3pt. post hole digger; Priefert manual head gate squeeze chute w/trailer; Powder River cattle working tub & alley; Unknown amount of net wrapped round hay bales; Farm gates & hay feed gates; Rolls of new barbed wire; Rolls of woven wire fence; Woven wire fence stretchers; Round bale feeders; Wagon running gear; Misc. Shop, farm items, tools & parts; 500 gal. Skid fuel tank electric pump diesel; 250 gal. Gravity glow fuel tank gas; Coates 2020 tire changer w/air compressor; Rough lumber; **VEHICLES:** 2005 Honda Odyssey; 2003 Pontiac vibe hatchback, needs repair; **ANTIQUES AND HOUSEHOLD:** Large 3 corner cupboard approx. 7' tall, 4 wood door, 1 drawer; Oak book case w/2 glass doors & glass sides; Upright player piano; 2 door wooden wardrobe; Full size bed; 4 & 5 drawer dresser; Duncan Phyfe buffet; Maple table 4 chairs; Maytag washer; Frigidaire refrigerator; Magic Chef cook range; 1 door cabinet; 2-2 drawer file cabinets; 5 drawer file cabinet. **FOLLOWING**

ITEMS ADDED IN BY FAMILY MEMBERS: MF 1105 tractor w/cab runs; IH 986 tractor dsl. w/duals, runs; NH TR87 2wd runs W/ NH 973 20' bean head; NH TR86 combine power assist parts machine; 1970s International flatbed truck 5 spd. w/446 gas engine doesn't run; NH 1411 disc bine, good; Kuhns hay accumulator 1534, like new; Kuhn GA 4521 GTH rake, MasterDrive; NH BR740A net & string wrap, xtra sweep, 4x5 baler; NH 664 twine & net, 5x6 round baler; Kuhns hay accumulator 15 bale; Kuhns 615 grapple skid steer hookup; JD 1000 18' Field cultivator w/single bar harrow, hydraulic fold; IH 16' manual fold disk; JD 220 hydraulic disc 20' w/ harrow; Oliver 466 chisel plow; Bison 16' gooseneck trail hand stock trailer; Flat top wagon; 3 Hydraulic dump flatbed wagons, 1 needs repair; Gravity box no gear; 3 older gravity wagons; 2 wheel flat top trailer; 2 Hay portable elevators, 1 on carriage; Century trailer type sprayer; Herd broadcast seeder pto; Clipper seed cleaner needs repair; Large amount of wooden fence posts; Gledhill snowplow; Concrete: Cattle guard; Stock tanks; 2 freeze proof tanks; Huss wood splitter trailer type; 2 creep feeders; 2- 3pt. Bale spears; 3pt. High lift for bale spears; **Auctioneer's note:** There are many good items in this auction. Some items may need some repair. Plan to come view the farm as well day of auction. Farm sells 2/25/23. **TERMS:** Cash or check w/ proper ID. Any announcements made by auctioneer on day of sale will take precedence over this ad.

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