

BEN HIGGINS REALTY & AUCTION CO., LLC

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For Full Listing and Photos of These Auctions & Real Estate Listings,
Please See our Website at www.higginsauctions.com

BEN HIGGINS REALTY & AUCTION CO., LLC

**SCHAADT LAND AUCTION -FAMILY OWNED SINCE 1897
(62+/- ACRES)- N. MARION CO.- GREAT RECREATIONAL
OPPORTUNITIES-**

**POTENTIAL HOME SITE- TILLABLE ACRES- PRIME WILDLIFE
HABITATS- 3**

PARCELS (RANGING FROM 1 to 31 ACRES)-

MARION TWP.-RIDGEDALE DISTRICT

WEDNESDAY JANUARY 26, 2022 @ 5:30PM

AUCTION LOCATION: Sells Off site @ 1299 Campbell Rd. Marion, Oh, 43302 (Old Sisler Building), 3/4 mi. S. of Whirlpool. Due to the passing of John F. Schaad. Wyandot Co. Probate Court Case #2021-1107 **Auction Note:** The families will offer the following at Live Public Auction with no buyers premi-um ! A great property that is difficult to find in Marion Co., parcels offer a little bit of everything for everyone. Has not been offered to the public in 124 years!

Tract #1 (Parcel# 190040011101): consisting of (30.665 +/- total acres), 16.22 +/- potentially total tillable acres, of which 3.77 +/- current acres are currently under cultivation, and 12.45 +/- acres currently CRP and in 1st year of renewed Conservation Reserve Program @ \$326.00 per acre, 14 +/- acres are wooded with Rock Fork Stream frontage and scenic mowed campsite & (2) corn cribs l, 59.13 ft. of rd. frontage on Marion-Upper Sandusky Rd. and field lane access. Plus recorded easement off Kenton-Galion Rd.

Tract #2 (Parcel #190040011102): Consisting of (1.108 +/- total acres) being approx. 3/4 acre tillable cultivated land, balance in sod grass and partial stone driveway. Offers potential building site subject to county ap-proval w/ 156.37 ft. rd. frontage on Marion-Upper Sandusky Rd. Note: Tracts 1 & 2 ONLY will be offered separately and together as one whole (31.773+/- acre) farm. **Tract #3 (Parcel 190040011200):** Consisting of (31.373 +/- total acres). 25.53 +/- potentially total tillable acres of which 5.13 +/- acres under cultivation and 20.40 +/- acres in 1st yr. of renewed Conservation Reserve Program @ 326.00 per acre, 5.84 +/- wooded acres w/ Rock Fork Stream frontage and 215.51 ft. rd. frontage on Marion- Upper Sandusky Rd. and rear field lane access. This parcel will be sold separately. Brian L. & Ronda K. Schaad are owners of this tract only. Executor: Mrs. Lisa Kelly/ **Attorney:** Mr. Richard Grafmiller See higginsauctions.com for Full terms & drone video!!

BEN HIGGINS REALTY & AUCTION CO., LLC**HEDRICK P.O.A AUCTION**

**REAL ESTATE- AUTO'S- PERSONAL PROPERTY
(ONLINE & SELECT LIVE BIDDING)**

BID NOW THROUGH WEDNESDAY FEBRUARY 9, 2022

PICK-UP IS ON THURSDAY FEBRUARY 10, 2022 FROM 3:00- 6:00PM

Located: 727 Somerlot Hoffman Rd. W. Marion, Oh 43302, 5 mi. S. of Mar-ion, 1 1/2 mi. N.E. of Pleasant High School, 7mi. N. of Waldo. Selling due to the passing of their late mother (Shirley) and poor health of their father (Dexter) we will offer the following. **SESSION 1: LIVE & ONLINE BIDDING ONLY STARTING @ 5:00PM- REAL ESTATE (SELLS 1ST @ 5:00PM):** A very nice clean well maintained ranch home (1,792 +/- sq. ft.) on .757 +/- acre country lot with detached 2004 shop/ garage (32'x24'),

(2) O.H. doors. Home consists of 3 bedrooms, front living room with freestanding wood burning stove on brick hearth, foyer, kitchen, nice utility room w/ sink & cabinets, full bath, rear living room leading to wood/vinyl rear deck, dining room, 2014 Generac 8KW backup generator system, partial hardwood floors, Ducane propane furnace, central air, Kinetico water softener, 2 stall (20'x23') garage, blacktop driveway. This home is in move in condi-tion! To view please call our office! **COLLECTOR CAR (SELLS @ 5:20PM):** 1972 Chevy Nova SS 2 dr. coupe, 350 motor, Turbo 350 auto. trans., chrome Edelbrock 4 barrel intake & valve covers, new carpet & reuphol-stered seats, new paint & tires, approx. 80% restored, black on black col-or, sharp car! **LOW MILEAGE AUTO (SELLS @ 5:30PM):** 2007 Chevy Impala LT, 4dr., flex fuel, 3500 V-6, leather, CD, P.W., P.L., only 59,417 orig. miles, very sharp & clean. **SESSION 2: PERSONAL PROPERTY (ONLINE BIDDING ONLY)- CLOSERS @ 7:00PM-**

POWERWASHER- TOOLS- APPLIANCES- HOUSEHOLD: Frig. elect. 30" range; Whirlpool side x side refrig. w/ water & ice dispenser; Roper HD extra cap. washer & dryer; small chest freezer; T-Motion power recliner; sofa's; 3pc. maple full size B.R. suite; Amish oak furniture (17pcs.) to include dining room outfit & hutch, décon bench, asst. tables & stands; queen size box spring & mattress only; sev. country décor cabinets & wall items; Oreck sweeper; Dyson sweeper; ant. session mantle clock; sev. chicken figurines; lots of country & craft items; 9pc. outdoor patio set; C.I. dinner bell; copper boiler; corn jobber; (2) 10 place Pfaltzgraff china sets; Boyds Bears; Carhartt Clothes; grapevine lighted tree; pots, pans, dishes, and so much more! **Owner:** Mr. Dexter R. Hedrick/ **P.O.A.:** Mrs. Chris R. Hudnall

OH-0001253010