

**BEN HIGGINS REALTY & AUCTION CO., LLC**

Ben A. Higgins, Broker & Auctioneer  
Ben F. Higgins, Realtor & Auctioneer  
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Rhonda Higley, Realtor/MLS Listing Agent  
Trisha Basel, Realtor/MLS Listing Agent  
Kendall Cherry Realtor/MLS Listing Agent

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**BEN HIGGINS REALTY & AUCTION CO., LLC**

**JOHN LANDIS FAMILY TRUST AUCTION**

**136 +/- ACRES-N.E. MARION COUNTY-TULLY TWP- HOMESITES-TILLABLE-WOODED ACRES  
LIVE AUCTION – NO BUYERS PREMIUM  
THURSDAY, AUGUST 25th, 2022 @ 5:30 PM**

**Auction held onsite:**Sunny Acres Party Barn @ 4600 Harding Hwy E (S.R. 309), Caledonia, OH 43314.

All ground is systematically tiled. **FARM A: 81.94 +/- contiguous acres, (Tracts 1, 2 & 3)** 4072 & 4084 Timpson Rd., Caledonia, OH 43314. **TRACT #1:** 5.01+/- acres with over 200' of road frontage, 2 driveways leading to (2) homes. Original farmhouse sits back long lane with a beautiful hilltop location with summer kitchen, barn & sheds in unlivable condition (absolute great building site). Recent home is a 1999 manufactured ranch (1674+/- sq ft.) on full basement with 6 rooms, 3 bed-rooms, 2 baths, geothermal heating & cooling, **TRACT #2:** 15.7+/- acres with 1120 ft of road frontage on Mar-seilles-Galion rd. mainly good tillable productive acres with small waterway. **TRACT #3:** 61.23 +/- acres with 899 ft. on Timpson Rd., **FARM B: 54.10 +/- contiguous acres, (Tracts 4 & 5)** pprox. ¼ mi. S. of Farm A on Timpson Rd., Caledonia, OH 43314. Predominately Bennington & Card-ington Silt soils. Total of 1793.18 +/- ft. road frontage **TRACT #4:** 12.2 +/- acres with 402' of road frontage on Timpson Rd., consisting of rear 8+/- of wooded acres, and 4.2 tillable acres up front. Good potential building lot with hard-to-find mature wooded acres and small creek. **TRACT #5:** 41.9 +/- acres with 1391' of road front-age on Timpson Rd., consisting of mainly tillable acres.

Trustees: Tara Guider, Elaine Evans, Jene Theopolos

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**KANNIARD ESTATE AUCTION**

**REAL ESTATE & PERSONAL PROP.  
SAT. AUG. 20, 2022 @ 9AM**

**Location:** 47 W. Jersey St. Johnstown, Oh 43031  
Estate of "Gene" E. Kanniard. Licking Co. Probate Case #2022-0383 **REAL ESTATE (SELLS @ 11:30):** 1.5 story (2,036+/- sq. ft.) w/ 4 bedrooms, & more. See website for full list. **Co-Exec:** Bill Kanniard & Tex Kennedy

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**SNYDER P.O.A. LIVE AUCTION**

**REAL ESTATE & PERSONAL PROPERTY  
TUES. AUG. 16, 2022 @ 5:00PM**

**Location:** 207 Johnson St. Marion, Oh 43302  
**REAL ESTATE (SELLS @ 5:30):** 1946 built 1 ½ story home w/ living room & dining room combination, 3-4 bed-rooms, 1 ½ baths with new 2021 safe step walk-in tub (cost \$12,900 new), kitchen, full basement gas heat, hard wood floors, newer vinyl windows, detached 14' x 20' garage w/ concrete floor, fenced rear yard. 50' x 125' city lot. Owners: Barbara A. Snyder / P.O.A.: Joni Meeker

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**MYERS ESTATE AUCTION**

**REAL ESTATE & AUTO- NO BUYERS PREMIUM  
Mon. Aug. 8, 2022 @ 4:00PM**

**Located:** 976 N. State St. Marion, Oh 43302  
Estate of Philip H. Myers Marion Co. Probate Court Case #22EST-149 **REAL ESTATE:** Investor/handyman special with older two story (1,092 +/- sq. ft.) home consisting of 6 rooms, 2 bedrooms, 1 bath, partial base-ment, free standing gas stove. Situated on 51' x 144' city lot. To view please call our office. **AUTO:** 2012 Chevy Cruze, 4dr., auto, air, p.w., p.l., cruise, only 74,639 mi., VIN#IGIPC5SHOC7185788 appears to be in good cond. Terms: cash or check day of sale. **PERSONAL PROPERTY:** Very limited household furnishings selling by request. Terms: cash only! Administrator: Marcia K. Myers Attorney: Tom A. Frericks of Frericks & Howard,

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**YOUNG FARM EQUIPMENT AUCTION**

**Thursday, August 11, 2022 @ 5:30 PM**

**Located:** 9986 Wildcat Pike Rd., Larue, OH 43332, 4 miles N.W. of Larue, 11 miles E. of Kenton.

Auction is being held at the Hafer Farm (1/4 mi. E. of Jim's farm) for convenience of parking & loading, both compliments of Hafer family.

Jim retired from farming sev. yrs. ago. He will now part with sev. of his and his late wife Marjories prized pcs. A pristine condition auction with no buyers premium! If you can't make it, we will be offering online bidding in conjunction with live in-person bidding. Starting on trailer with approx. 30 min. of misc. tools. Followed by Mustang, Tractors, Farm Equip. in catalogue order.

**COLLECTOR TRACTORS:** JD 730 standard diesel, elect. start, 2 sets of wheel wts., 1 hyd., fully restored, SN 7320404; JD 630 standard, gas, 2 sets of wheel wts., 1 hyd., fully restored, SN 631214; IH 1486 C/H/A, 4.80 x 42" rears, closed hyds., wheel wts., 3 hyds., Q. H., 1000 pto, 1-owner, only 2058 orig. hrs. SN 2650143U27652; Goodyear 20.8-38 duals (70%) on 10 bolt rims; Farmall 450 gas, fast hitch, p.s., good torque amp., belt pulley, 1 hyd., SN 6470-S; Lg. red steel rock box

**COLLECTOR CAR:** 2004 Ford Mustang, 40th Anniv. Edi-tion, convertible, v-6, auto, air, leather, sharp 1 owner, only 45,115 mi.

**BATWING MOWER – PLOWS – CULTIVATORS - TOOLS:** Rhino SE-15-4 (15') hyd. batwing mower, 1 owner (nice); JD 620AH, 3-14 pull plow (exc. restored/sharp cond.); JD 3-14 3pt. mtd. plow (exc. restored/sharp cond.); JD 3-14 semi mtd. plow (exc. restored/sharp cond.); White 549 6-16 semi mtd. auto reset plow, cat. 2 or 3 hitch; '97 Woods SGT 488 (7") 3pt. roto-tiller; IH 153 6-30" 3pt. row crop cult. w/ rolling shields; IH 6' 3pt. tool bar; 12' x 86" flatbed wagon w/ 42" stake bed racks, 2013 Grizzly G0458 18" open end drum sander; 1hp floor model 12 spd. drill press; Custom hyd. Shop press; Log chains; Hand Tools.  
Owner: Mr. James Young 740-361-8414

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**AUCTION REMINDER!**

**POLING P.O.A. AUCTION**

**Tues. Aug. 9, 2022 @ 4:30PM**

**Located:** 32498 Woodland Rd. Prospect, Oh 43342,

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