

BEN HIGGINS REALTY & AUCTION CO., LLC

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Visit our website at www.higginsauctions.com*

BEN HIGGINS REALTY & AUCTION CO., LLC**RYAN MOVING AUCTION****TUES. MARCH 28, 2023 @ 4:00 PM**

Located: 1136 Prospect-Upper Sandusky Rd. N. Marion, OH 43302, just S. of the village of Big Island (signs off 309 & 95). As we are selling our home and moving to Florida.

MOWERS-L&G EQUIP.-TOOLS; KAYAK-BIKES-OUTDOOR & PATIO ITEMS; HOUSEHOLD-COLLECTIBLES-ANTIQUES & MORE!

Owners: Tim & Loretta Ryan**BEN HIGGINS REALTY & AUCTION CO., LLC****77.5 +/- ACRE REAL ESTATE AUCTION****HOME-BARNs-TILLABLE & PASTURE LAND****1 PARCEL-N. RICHLAND CO.-FRANKLIN TWP. LIVE****AUCTION-NO BUYER'S PREMIUM****THURS. APRIL 20, 2023 @ 4:30 PM**

Located (sells on site): 4650 Rome Rd. S., Shelby, OH 44875. 8 mi. E. of Shelby on SR 96 to Rome S. Rd., 8 mi. S.E. of Shiloh, 12 mi. W. of Ashland, 9 mi. N. of Mansfield at corner of Bricker Rd.

To settle the Charles E. Bisel Irrevocable Living Trust. This is the opportunity to purchase a longtime scenic family livestock farm that has everything you need!

REAL ESTATE: 77.53+/- acres selling as one whole parcel. Consisting of older 1900's farmhouse (1517+/- sq. ft.) w/3 bedrooms; full bath; kitchen; living room w/ fireplace; dining room; mud room; walk-in pantry w/ washer & dryer hookup, full basement, standing seam roofing; fuel oil heat; summer kitchen; vintage 40' x 74' 1900's bank barn; 20' x 40' block mach. shed w/ attached 24' x 25' 2-stall garage & shop area; 38' x 80' hog barn; 2 concrete Stave silos, 12' x 28' & 12' x 35' w/roofs; 37.5 +/- acres in scenic cow pasture; 40+/- acres tillable and currently planted to wheat (tenant farmer retains 2023 wheat harvest rights). Over 2200' of road frontage on Bricker Rd. & 1398' on S. Rome Rd. Home is in need of fixing up & remodeling but offers great potential has not been lived in 3yrs. To view please call our office.

Trustee: Cindy Hause/ **Attorney:** Jack Stewart**BEN HIGGINS REALTY & AUCTION CO., LLC****35.5 +/- ACRES****MARION CO. LAND AUCTION****FARMLAND-DEVELOPMENT-INVESTMENT****POTENTIAL LIVE ONSITE & ONLINE BIDDING****TUES. APRIL 25 @ 4:00PM**

Located: 599 Marion-Williamsport Rd. E. Marion, OH. 43302 (between SR 4 & SR 23).

REAL ESTATE: Auditor parcels #160030000303, #160030000304, #121340000100, #121081110000. Selling as a whole 35.554 +/- acres. Currently 33 +/- tillable acres, 2.5 +/- acres in mature pine trees, off-road driveway, sod area w/large pile of fill dirt, sev. hundred feet of road frontage. Believed to be a well on property. New buyer will have immediate 2023 spring farming rights. Parcels are located in Marion Twp. and Marion City Corp. This property has lots of different possibilities for producing income!

Owner: Park It Storage**BEN HIGGINS REALTY & AUCTION CO., LLC**