

BEN HIGGINS REALTY & AUCTION CO., LLC

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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, #121081100000. 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****COYAN ESTATE AUCTION****REAL ESTATE-AUTOS-PERSONAL PROP.****TUES. APR. 18, 2023 @ 4:30 PM**

Located: 348 Highland Ave. Mt. Gilead, Oh 43338. Signs off W. High St. (SR95) to Town St. Go N. 4 blocks to Highland Ave. To settle the Estate of Robert W. Coyan Morrow Co. Probate Court Case# 2022 ES-19484. Robert operated his own local concrete business for many yrs.

REAL ESTATE (SELLS @ 5:30 PM): 1995 clean manufactured ranch home (28' x 42') 1176 sq. ft. consisting of 3 bedrooms, full bath, vaulted ceiling living room and kitchen/dinning room combo., utility room, covered concrete front porch and rear concrete patio, 2019 Miller 5600 Btu 80% LP gas furnace and Tempstar 3-ton 13SEER air cond., metal roof, 2012 detached 22' x 24' garage w/ concrete floor, off street poured concrete parking pad, nice sized 52' x 129' city lot. This home will be great for Easy Living, Don't Miss It! For private tour please call our office.

Executor: Mr. Steve Coyan / **Attorney:** Jon L. Jensen**BEN HIGGINS REALTY & AUCTION CO., LLC****STOVER TRUST AUCTION****REAL ESTATE-TRACTORS-PERSONAL PROP.****SAT. APRIL 15 @ 9:00AM**

Located: 3846 Dunbar Rd. (Pleasant Twp.) Prospect, OH. 43342, 5 mi. S. of Marion, 5 mi. N. of Prospect, 7 1/2 mi. N.W. of Waldo. Signs off SR 4. Items of the late Leo W. Stover will be sold at live public auction. Leo was a retired lineman for Marion Rural Elect. Coop. with over 40 yrs. service.

REAL ESTATE (SELLS @ 11:30AM): Clean 1963 ranch home (1404 +/- sq. ft.) situated on 3.33 +/- total country acres. Home consists of 3 bedrooms, living room w/brick fireplace/insert, family room, kitchen, utility/laundry room, full bath, front porch w/ handicap ramp & lg. rear wood deck. Propane boiler heat, central air & hardwood floors. Outbuildings include 32' x 24' detached 2-stall garage w/rear workshop (all concrete) w/ plumbing, propane heat & attached 2009 32' x 12' lean-to w/rollup door; small storage barn w/hayloft & multiple overhead doors. Use this barn for storage or small live-stock. Approx. 2.33 +/- acres tillable & lg. side yard lot. Homesite consists of approx. 1 acre. Property has private well & septic system. Pleasant School District. To view, please call our office!

Trustee: Mr. Kevin Stover/**Attorney:** Mr. Ted Frericks IV**BEN HIGGINS REALTY & AUCTION CO., LLC****2 HOUSE REAL ESTATE AUCTION****N.E. UNION CO.-PROSPECT, OH****2.073 COUNTRY ACRES****NO BUYER'S PREMIUM!****WED. MAY 10, 2023 @ 4:30 PM**

Located: 9807 & 9793 Boundry Rd., Prospect, OH 43342. 4 mi. N.W. of Prospect, 4.5 mi. N.E. of Richmond, 11 mi. S. of Marion, 18 mi. N.E. of Marysville, 18 mi. N.W. of Delaware.

Owner recently purchased this farm and has no need for the homes. Great opportunity to buy 2 houses for one money!

REAL ESTATE: Selling as one 2.073 +/- total acres with newer ranch home and vintage orig. farmhouse, both adjacent. This property offers potential to bring the whole family, investment, rental or other needs. **Home #1:** 9807 Boundry Rd. is the orig. two-story farm-house (1,664 +/- sq. ft.) consisting of three bedrooms, 1 1/2 baths. This has lots of possibilities but does need some sprucing up. **Home #2:** 9793 Boundry Rd. with 2013 Clayton 27' x 64' manuf. ranch home (1,728 +/- sq. ft.) consisting of 3 bedrooms, full bath, central air. 2018 20' x12' metal pole barn. Please call the office for private viewing.

Owner: MGM Land, LLC.**BEN HIGGINS REALTY & AUCTION CO., LLC**

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BEN HIGGINS REALTY & AUCTION CO., LLC**LARGE 2-DAY****KING FARMSTEAD AUCTION****LIVE & ONLINE BIDDING****DAY 1: FRI. APRIL 7 @ 9:30 AM****DAY 2: SAT. APRIL 8 @ 9:30 AM**

Located: 16973 Kandel Rd., Marysville, Oh. 43040 in Union Co., 4 mi. S. of Marysville, 6 mi. E. of Milford Center, 8 mi. N.W. of Plain City. Signs off SR 38 & 736. Selling due to the passing of the late Gene King who had a passion for collecting, restoring & wood-working. Gene retired from Goodyear & also farmed on this 5th generation farm. Watch for more auctions to come! Field Parking & loading available day of auction.

DAY 1:**(22) ANTIQUE TRACTORS-CASE OSBORNE REAPER/BINDER:**

All tractors stored in barns. 90% of the tractors were running at time of storage. Sev. have older paint restoration.

JD's: A with new rubber, 13.6-38 rears; B brass tag, 10-38 rears; B n/f, 11.2-38 rears, h.p. turned up; LI Industrial, 7.5-22 rears, SN. 1497
McD's: 15-30, 11-36 rear rubber on spoked rims; 10-20 on full steel;
FARMALL's: '35 F-12, 11-40 rears; '36 F-12 full steel; '38 F-12 steel wheels w/ mtd. rubber; F-20, n/f, pulley; F-14, on rub-ber w/ sq. top fenders; F-14 row crop, rear steel; M row crop, live hds., fenders, 13.6-38 rears; BN Cultivision; **A.C. -M.M. -AVERY -GENERAL -CASE BINDER-JD WAGON:** G on new 7.2-30 rears; B w/f, 12.2-22 rears, new rubber; WD gas, snap coupler hitch, 14.9-28 rears, spin-out rims; BF Avery A, 10-24 rears, single tire frt.; The General, Cleveland Tractor Co. w/ orig. crank, 12.4-24 single frt. tire; Minn. Mo UTU, solid block, SN. 329915, 13-38 rears, used for sawmill; 30's Case Osborne horse drawn grain binder on steel; JD wagon with 56.5" W x 26"H wood sides on spoked steel wheels, restored.

(9) HIT & MISS ENGINES-OTTAWA DRAG SAW-MAYTAG MO-TORS: Jaeger 2.5 hp on cart; JD E103R on wood carrier; Stover 2.5 hp. on wood carrier; Fairbanks Morse 7hp on steel wheel cart; Economy 7hp on cart; IH 5hp motor; rare Ottawa Kansas 5hp. drag saw on 3-steel wheel wood cart, SN. TE20557; (4) Maytag motors to include: #19 & #92M; Maytag green porcelain wringer washer; (2) gas reel mowers, 1-Toro; Jaeger motor mixer; IH wood made model hit-miss eng.

ANTIQUÉ FARM EQUIP: Chattanooga 55 steel beam hillside walk-ing plow; walk behind cults; rare IHC 1btrm. F-12 mech. plow; JD metal hand crank corn sheller, Clipper fanning mills; misc. steel wheels; buzz-saw on steel; pr. of AC wheel wts; JD 3 btm. pull type plow; Brillion 12' single packer; AC 74 2-row unit tool bar planter; JD 507 Gyro pull type mower; 610R-22.5 tires on buds; Templeton loader, no bkt.; AC Roto-Baler; M.M. pto, pull type auger combine; Westfield 8'x 45' trans. auger; pr. 18.4-26 on 8-bolt rims; Wheelhorse 604, 8hp, as-is; AC hitch; H.M. trailer; 5' x 10' 2-wheel tile bed trailer; Avery hood & V model grill; AC 2-row cult. fits WD; AC sub-soiler; AC 1btrm. plow, fits G or C; 50 gal. fuel tank w/ hand pump; sev. tons of machinery, parts & vehicles, etc.

GRAIN TRUCK-COMBINES-HEADS: '02 Ford F-650 XL, Cummins dsl., 6spd. trans., only 53, 960 mi., air, cruise, hyd. brakes, 16' (18cu. yd.) CND hoist bed, 2 grain shoot doors, good rubber; nice, VIN# 3FDNF65Y22MA12720; JD Turbo 6620 dsl. C/H/A, 3288 hrs., 28L-26 good rubber, new batteries, straw chopper & spreader; JD 220 g.h. on header gear; AC K Corn Soybean Special combine, gas, 12' g.h.

VINTAGE PICKUP-SPRAYER-HYSTER FORKLIFT: '87 GMC Sierra 2500, 350 eng., 4spd., 4WD, 8' bed, 60,546 orig. mi., 1-owner, body appears to be solid., barn find; 500 gal. poly tank w/ 45' elect. booms, gas eng.; Hyster Space Saver 50, LP, 3 stage mast, 5,162 hrs., hard tires.

KUBOTA RTV-COMPACT TRACTOR- KUBOTA ACCESSORIES: '19 Kubota RTV, dsl., X1100C, HVAC cab., 4WD, p.s., stereo, frt. & rear lights, hyd. dump bed, oversized tires, alum. rims, rear win-dow guard, bush guard, 645 hrs., 1-owner, NICE!!; Kubota B7100 HST compact, dsl., hydro, shows 970 hrs., true hrs. unknown, frt. wts., 3 p.t. hitch; Kubota V4308 power angle blade for UTV; New in box RTV 500 blade; Kubota wts.; 18-8.5 & 23-8.5 tires on Kubota rims; new Bridgestone 11.2-24 tires on Kubota rims; (4) 12.5-16.5 skid loader tires.

ATV-JD MOWER-GOLF CARTS-TOOLS: Honda Rancher ES 4x4; JD 240 g. tractor w/ deck, new DR Power Wagon, 4spd., 3ump wag-on w/ sulky; (2) EZ gas golf carts; 1-parts; Devilbiss 13hp/3500 gas pressure washer; Crafts. 10' table saw; Mr. Heater vent-free wall heater; Master 750,000 btu. kero. space heater; (2) rolls barrier roof material; sev. pallets of shop supplies; wagon load of misc. tools & supplies.

DAY 2:

OVER 5000 BOARD FEET OF ROUGH LUMBER: quality air dried roughcut lumber, species include Sassafras, Cedar, Hickory, Ma-ple, Walnut, Cherry, Sycamore, Oak, Bass, Buckeye, Coffee, Box Elder, etc.

SAW MILLS: '06 American Band Saw. Co. Zanesville, OH, 30-20-20 saw mill, Honda 20hp motor, 2" bumper hitch, cuts 20' x 24' D. logs. Extra belts, box of new blades, shafts & bearings, 1-owner, NICE; Farquhar circular saw mill on track, 54" blade w/ insert teeth, 8" Rollomatic table; extra 54" blade w/ insert teeth.

WOOD WORKING TOOLS & SUPPLIES: Jet 18" Gold Jet 3hp plan-er; Jet 1 hp. dust collector; DeWalt 12.5" thickness planer; Delta hollow chisel mortiser; Parks 12" planer; Delta Shopmaster scroll saw; Crafts. 14" 1.5hp band saw; Dura Craft belt disk sander; sev. DeWalt power tools; Milwaukee & Dremel pwr. tools; lots of clamps, Delta sharpening center, Ryobi chop saw; Central Mach. 12 x 36 wood lathe w/ reverse, 10 x 18" mini wood lathe; wood shaving tools elect. chain saw sharpener; vintage & newer chain saws; table top drill press; lots of hand sanders; belt sanders; sand paper; lots of wood supplies; cedar & wood custom made boxes; plus lots more finds in jammed packed buildings.

Owners: Bill King & Shad Gallogly**BEN HIGGINS REALTY & AUCTION CO., LLC****ELLIOTT AUCTION****REAL ESTATE & PERSONAL PROPERTY****WED. APRIL 12 @ 4:00PM**

Located: 748 Lilac Lane Marion, OH 43302.

Items of the late Charles Elliott.

REAL ESTATE (SELLS @ 4:30PM): Easy living available in this older ranch home (864 +/- sq. ft.) consisting 3 bedrooms, living room, full bath, kitchen, utility room, enclosed 8' x 15' rear patio, open front porch, gas furnace, central air, 24' x 24' detached garage, blacktop driveway, 60' x 125' city lot. To view please call our office.

Co-Owners: Roger Elliot & Donna Tackett