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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. **For more details, visit higginsauctions.com!** To view please call our office.

Trustee: Cindy Hause/Attorney: Jack Stewart

BEN HIGGINS REALTY & AUCTION CO., LLC.
Ben A. Higgins Broker & Auctioneer
Ben F. Higgins Realtor & Auctioneer
740-387-5111/**www.higginsauctions.com**

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