

FARM AUCTION

Online Auction

30+ ACRES * FARMHOUSE * BANK BARN * POND



ENLISTED

AUCTIONS

Bid Now at: www.enlistedauctions.com
OCTOBER 28th Starts to Close @ 1 P.M.
FREE PROPERTY TOUR ON OCTOBER 16th* 3 P.M. – 4 P.M

Property Description

This farm is begging to give a lucky buyer some incredible opportunities. The property was originally settled in the early 1800's. The 2-story farm house was built in 1850, per Court records. The barn is a timber framed bank barn, with lots of charm and character. This property has over 17 acres of tillable fertile land in 3 fields, over 2 acres of well-kept hay growth in 2 fields, a small spring-fed pond, and lots of outbuildings.

The 1959 sq. ft. house has been updated with plumbing (1 full bathroom) and electricity throughout. There is 1 bedroom on the main floor and 3 bedrooms upstairs, with 2 staircases. There is a root cellar and separate concrete floor basement. The water source is a network of cisterns surrounding the home, using rain water collection from the roofs to fill the tanks. The septic is in working order, as well.

A 2-car detached garage and lots of smaller outbuildings on the home provide so many options for storage and homesteading.



This farm is separated into 2 tax parcels. The details of the parcels are as follows:

Parcel 1: 13.018 Total Acres. All the buildings and utilities are on this parcel. A tillable 6.5+ acre field (currently in corn), 1.25+ acre hay field, and pond are on this parcel. The crop does not convey.

Parcel 2: 17.913 Total Acres. 2 tillable fields. The first is 5+ acres. The second is 5.5+ acres. Both are planted in corn. The crop does not convey. There is over 4 acres of wooded area separating and surrounding the two fields. A small .6+ acre hay field also lies on this parcel.

Both of the parcels have an abundance of wildlife and fertile soil, making it a perfect fit for the self-sustaining family looking for a spot to raise livestock, hunt, and produce cash or garden crops. It is rare to find the combination of all these elements in one farm without a hefty price tag attached. This property has deferred maintenance from years of being vacant, but there are no major obvious structural issues in the home or barn. A buyer that isn't scared of getting their

hands dirty could create equity in this property quickly, just by bringing the small cosmetic maintenance up to date.

Auction Information

This is a multi-parcel auction, meaning that the property will be offered 3 ways.

- Lot #1:** Parcel 1 only. Minimum starting bid of \$125,000 (\$9,600/acre)
- Lot #2:** Parcel 2 only. Minimum starting bid \$75,000 (\$4,200/acre)
- Lot #3:** Parcel 1 and Parcel 2. Minimum starting bid \$205,000 (\$6,600/acre)

If the combined high bid total of Lots #1 and #2 are greater than the high bid of Lot #3, the property will be sold in two separate lots. If the combined high bid total of Lots #1 and #2 is less than the high bid of Lot #3, the property will sell as one complete lot.

Property is sold “As-Is” with no contingencies for financing or for any other reason. Interested buyers are welcome to complete a home inspection prior to bidding.

A 10% buyer’s premium will be added to the winning bid to determine the final contract price.



Auction Details

- Auction Ends:*** Wednesday, October 28 Starting at 1 PM
- Free Property Tour:*** Friday, Oct 16 from 3 PM to 4 PM
- Paid Tours:*** \$25 per showing. Please contact Ben 540-280-0379
- Deposit:*** A \$5,000 non-refundable deposit (per parcel) is due immediately after confirmation of final bid. Deposit must be in the form of a cashier's check or certified check (from a US bank/financial institution) made payable to Enlisted Auctions.
- Closing:*** With-in 45 days of the auction date
- Financing:*** Please contact Ben Yoder at 540-280-0379
- Title:*** As always, a **clear and clean title is guaranteed**. Failure to produce a clear title will result in a full refund of deposit to the buyer.
- Broker Participation:*** Licensed agents, please contact Enlisted Auctions Broker, Ben Yoder, at 540-280-0379 for compensation details.
- Disclaimer:*** All information and dimensions were derived from sources believed to be correct but is not guaranteed. Buyers must rely on their own information, judgment, and inspection of the property.
- Online bidding:*** Download our app in the Apple App Store, Google Play Store, or use your web browser to register and bid during the live auction. If you need assistance with bidding, contact Sheldon Yoder: sheldon@enlistedauctions.com

Firm Information



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