



Semi/Tractor/Backhoe/Tools – Selling immediately after the real estate. 2014 International Prostar day cab semi with 475,147mi., 450 hp Cummins with 10-speed trans; Very clean Massey Ferguson 231 diesel tractor w/ 1,012 hours, one-owner; John Deere 300B backhoe, diesel, very clean (4' finish & 24" tooth buckets); bush hog 5ft. 3pt.; 50"x10' steel layout table; clamp-on forks; steel manhole cover; scaffold frames; alum. ladder; Bosch transit; 3pt. blade; 4'x20' plastic culvert; culvert pieces; storage shelving; door track; 55-gal. oil drums; fuel tank; homemade 5hp log splitter; top links; insulation pieces.

Sandstone. Hearth sandstone w/ heart, 66 inches.

Terms On Chattels: Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or MasterCard accepted. 4% buyer's premium on all sales, 4% waived for cash or check when paid sale day. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.

Auction By Order Of: Dennis Turkovich, Trustee



ABSOLUTE AUCTION

SATURDAY, NOVEMBER 8, 2025, 11:00 AM



REAL ESTATE



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AUCTIONEERS
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105 ACRES LAND, FARMHOUSE, POLE BARN

International Semi,
Massey Ferguson Tractor,
John Deere Backhoe

1728 TALL TIMBER RD. NE,
NEW PHILADELPHIA, OH 44663

LIVE AUCTION WITH ONLINE BIDDING ON REAL ESTATE

AUCTION HIGHLIGHTS

- 1,386 Sq. Ft. Home W/ 3 Bedrooms
- Covered Front Porch
- New Water Well In 2017
- 3+ Car Detached Garage/Workshop
- 24'x40' Pole Barn
- Offered In 6 Parcels
- 60 Acres Marketable Timber
- Goshen Twp.
- No Zoning



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details, including
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Information is believed to be
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Real estate features longtime family owned 105 acres with two-story farmhouse built in 1920 with approx. 1,386 sq. ft. Three bedrooms upstairs, main level has shower bath, kitchen, family room & dining room. Full basement with oil furnace, wood burner. Home has covered front porch, aluminum sided, new water well in 2017, and 3+ car detached garage/workshop. Home currently rented at \$700/month (20-year tenant). New vinyl windows approx. 5 years. Oil & gas rights do not transfer. Owner built new 24'x40' pole barn to the south of the farmhouse, approx. 2022 with concrete, vapor barrier underlay, separate electric service (220-amp). Steel exterior w/ standing seam steel roof. Partially insulated.

Land Divided As Follows:

Parcel #1: 25.2 acres open & wooded land, approx. 3/4 wooded with loads of wildlife.

Parcel #2: 14.1 acres vacant land, open in front, approx. 25% wooded in back.

Parcel #3: 9.2 acres vacant land, oil well drive access in front.

Parcel #4: 14.5 acres mostly vacant land, adjoins Tall Timber Camping Resort.

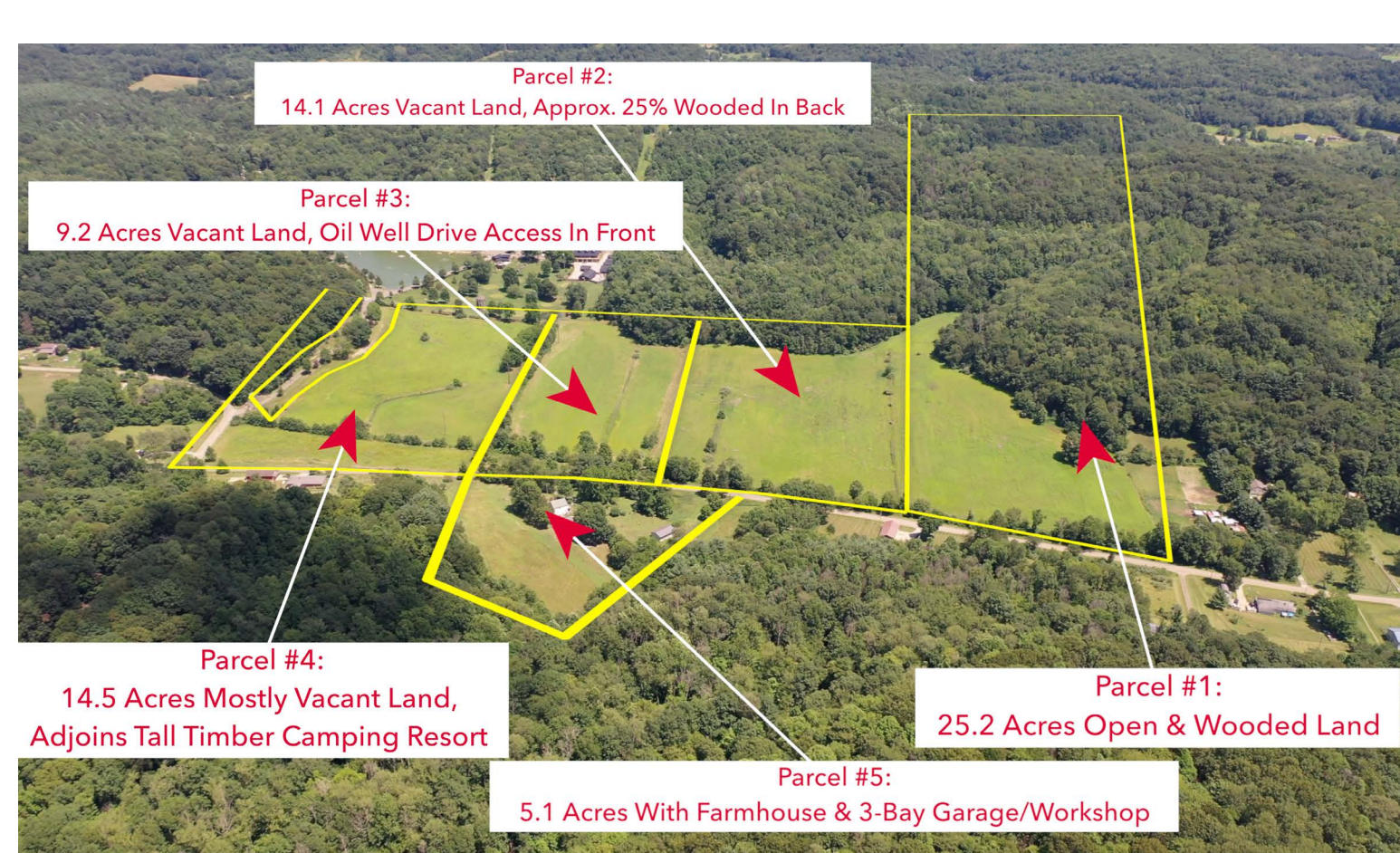
Parcel #5: 5.1 acres with farmhouse & 3-bay garage/workshop.

Parcel #6: 37 acres all wooded land, includes 24'x40' pole barn w/ elec. service. A hunter's paradise!



Note: Land offered separate & together, selling whichever way brings the most using multi-par method.

Terms On Real Estate: 10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed. Property to be offered as a Multi Par auction and sold whichever way it brings the most.



Property Open Auction Day For Viewing

