

## REAL ESTATE AT 12 NOON

### Parcel No. 12-006023.0000

This **10.32-acre property**, located at 34417 Walter Ridge Road, Woodsfield, Ohio 43793, offers a range of features ideal for rural living. The main residence is a spacious two-story house with **3,840 square feet** of finished living space. The home includes a kitchen, living room, summer porch, two bedrooms, and a half bath on the second floor, with an additional five bedrooms upstairs. The **1,860-square-foot** basement includes a shower, and the home is equipped with propane heating, with the option for wood heat, as well as electricity, a private water well, and a septic system. The house is fitted with vinyl windows and asphalt siding.

Outbuildings include a **30x40 bank barn** with a **12x40 lean-to**, both clad in metal siding and roofing, a **16x32 shed**, a **10x14 utility shed**, and an icehouse. Approximately 7 acres of the property is wooded, with fenced pasture areas.

Annual property taxes are approximately \$2,100 and will be prorated to the day of closing. Terms of sale require a 10% down payment on the day of sale, with the balance due at closing. Please note that there are no contingencies.

## CHATTEL AT 10 AM

The upcoming chattel auction features a variety of items, including a **Kubota tractor**, **two vehicles**, a **garden tractor**, and an extensive collection of firearms and related equipment. Highlights include numerous **guns**, **ammunition**, gun parts, reloading supplies, optics, and camping gear. Additionally, household items such as **two freezers**, a gas stove, canning supplies, kitchenware, furniture, and hand tools will be available. Notable tools include a **Porter-Cable air compressor**, a wheelbarrow, and a Shop-Vac.

### Firearms Selection:

The auction will feature over 15 firearms, including military custom and multi-caliber guns, and thousands of rounds of ammunition. Highlights include:

**Glock 22LR or 9mm Pistol** with extra clips

**TFX 22 Cal Pistol**

Multiple **Anderson AM-15 Multical Rifles**

**Bushmaster AR XM-15**

**Winchester Model 25, 12Ga shotgun** (1949-1954)

Additionally, the auction includes a range of accessories such as an **Advanced Micro Red Dot Scope** (in box), **Primary Arms SLX 3X Prism Scope** (in box), and various gun parts.

This auction provides an excellent opportunity to acquire high-quality equipment and household items.