

# ABSOLUTE AUCTION

Saturday

June 2, 2018

10:00 AM

**Location: 4463 Clines Chapel Road Waverly, Ohio 45690**

**194 Acres  
Selling as a  
WHOLE!**

From Waverly follow Denver Road to Clines Chapel Road.  
Approximately 6 miles from Waverly property is on the right.

**TRACTORS | FARM EQUIPMENT | TOOLS**

As agents for the William I. and Dana M. Stevens Trust, we will offer the real estate and personal property described below at Absolute Auction.



## AUCTIONEER'S NOTE:

A very desirable farm in a great location only 6 miles from the county seat. The equipment is in need of some repairs.

**PLAN TO ATTEND THIS AUCTION!**

## OPEN HOUSES

**Sunday, May 20th 1:00 – 3:00 pm**

**Sunday, May 27th 1:00 – 3:00 pm**

**Or Call the Auctioneer for a Private Viewing**

This 194 acre farm that has been recently surveyed. The property is more fully described in PCOR Vol. 98 Page 531 and 532. The parcel number is Pike County Parcel # 14-071500 and the current annual taxes are \$4441.62.



**BREWSTER**  
**REAL ESTATE & AUCTION Co. LLC**  
Phone: Direct - 740-357-0325    Email: tommy.brewster@gmail.com  
Home - 740-493-3194    Website: www.brewsterauctions.com  
Address: 200 E. Emmitt Ave.  
Waverly, Ohio 45690



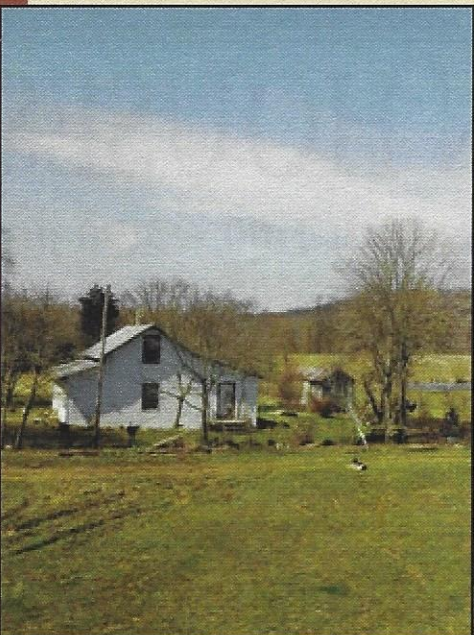
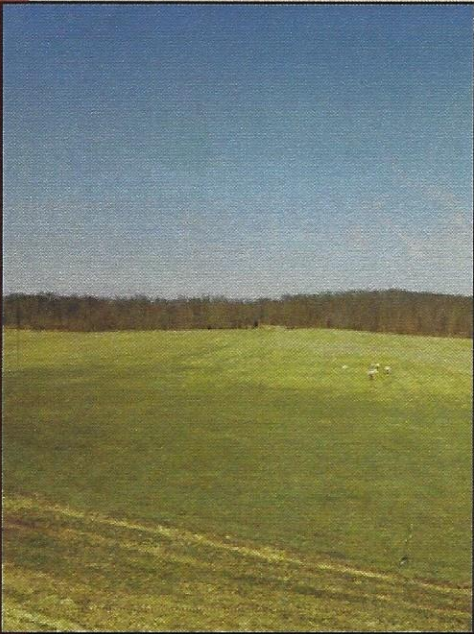
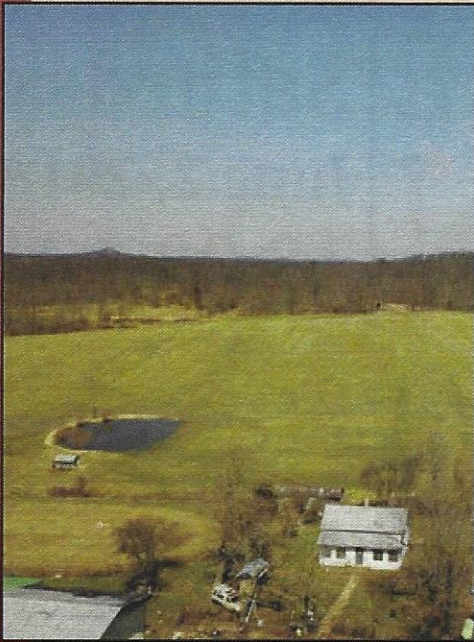
## *A Rare Find Available at Absolute Auction*

The Stevens farm is currently utilized as a cattle farm and has been grain farmed in the past. The property offers many great building sites with pleasant views of the pastures, ponds, and woods. The property consists of approximately 51 tillable acres according to the FSA, with more acreage being used as pasture and hay ground. The remainder of the property is woodlands that has been selectively harvested in the past. The wooded acreage offers an abundance of wildlife which makes this property very attractive to the hunter or outdoorsman, many trophy bucks have been harvested from the farm.

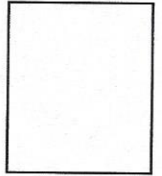
The farm is improved with an older 1.5 story home, livestock barn, and several outbuildings. The property is also improved with county water.

### *Tractors; Farm Equipment; Tools*

Deutz D 100 06 tractor; Clark 3 pt. high-lift bale mover; 9N tractor; 1957 8N Ford tractor NR; torch set; air compressor; log splitter; tobacco setter; battery charger; hand tools; steel posts and fence wire; wheel disc; 5 bottom plow; flail mower; rotary hoe; JD bushhog; 2 bottom plow; 3 pt. scoop; 3 pt. NI hay rake; NH square baler; 3 pt. hay fork; fuel tank; 1 row corn picker; 3 pt. fertilizer spreader; Lincoln welder AC; Kobalt air compressor; 2- tobacco wagons; and much more.

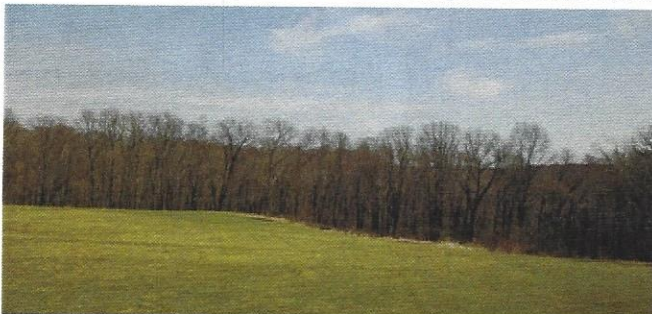


Brewster Real Estate and Auction Co LLC  
200 E. Emmitt Avenue  
Waverly, Ohio 45690



## TERMS AND CONDITIONS:

Real Estate – 10% down day of auction with the balance due on or before July 20, 2018. Property sells in current AS-IS condition. Personal property- cash or check day of auction.



Owner: William I.  
and Dana M. Stevens Trust

Auction Conducted By:  
Brewster Real Estate  
and Auction Co LLC

Thomas G. Brewster – Auctioneer  
Justin P. Brewster – Auctioneer  
Keith E. Willson – Auctioneer  
Connor Smith – Auctioneer

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