

# KANNEY TRUST FARMS REAL ESTATE AUCTION

**Tuesday, October 29th @ 6:07PM**

**Cranberry Twp. / Crawford County / New Washington, Ohio**

**Open House:** Tuesday, October 15 from 5-6 PM –Tract #2, near 5062 Albaugh Rd, New Washington OH

**PROPERTY LOCATIONS:** TRACT 1 is on Boundary Rd, north of New Washington, TRACTS 2 is on Albaugh Rd, between Boundary Rd and Donnenwirth Rd and TRACT 3 is on Albaugh Rd., both sides of Donnenwirth Rd. and southeast of the intersection of Albaugh Rd & Swabb Rd. Watch for signs.

**AUCTION LOCATION:** Cranberry Hills – Golf \* Grill \* Pub, 5965 OH -103/E Main St., New Washington, OH. Take St Rt. 103/E Main St. east of New Washington to the golf course/hall on your right to the auction site. Watch for signs!

## **151+/- ACRES - 134+/- TILLABLE - 3 TRACTS PRODUCTIVE FARMLAND**

**TRACT #1:** 36.5+/- Acres farmland with frontage on Boundary Rd. and McCarthy Rd. FSA 32.68+/- acres cropland. Buckeye Central SD. 2023 Taxes are \$451.62 and Special Assessments of \$95.53 annually. Crawford Co. parcel #03-0002292.000. A non-refundable down payment of \$15,000 is required at the close of the auction.

**TRACT #2:** 64.8+/- Acres farmland with frontage on Albaugh Rd. and McCarthy Rd. FSA 63.36+/- acres cropland. Buckeye Central SD. 2023 Taxes are \$710.52 and Special Assessments of \$94.08 annually. Part of Crawford Co. parcel #03-0002290.000 (Woods excluded). A non-refundable down payment of \$25,000 is required at the close of the auction.

**TRACT #3:** 50.12.5+/- Acres farmland with frontage on Boundary Rd. and McCarthy Rd. FSA 32.68+/- acres cropland. Buckeye Central SD. 2023 Taxes are \$525.88 and Special Assessments of \$8.44 annually. Crawford Co. parcel #03-0002291.000. A non-refundable down payment of \$20,000 is required at the close of the auction.

We will be using the Mult-Par method where the parcels will be offered individually, in combinations or all together, however the

**Owner: Rosemary G. Kanney Keystone Inheritance Trust  
Patti J. Steffenhagen & Janice E. Blue Co-Trustees**

**REAL ESTATE TERMS:** A 5% Buyer's Premium will be added to the high bid price to determine the final contract price. Non-refundable down payments are required at the close of auction of \$15,000 for Tract #1, \$25,000 for Tract #2, \$20,000 for Tract #3. The payment is to be made by cash or check, with a balance paid in full at closing within 45 days or sooner of the Auction date. Purchasing this property is NOT contingent upon financing, so make sure you have your financing arranged prior to the Auction and can pay cash or certified funds at closing. All desired inspections must be made prior to the auction. Property is being sold "AS IS" with NO WARRANTIES expressed or implied by the owners or Realtors. Bonnigson & Associates, Inc. is an agent for the Seller.

