SATURDAY • DECEMBER 8
10 A.M. REAL ESTATE • 11 A.M. PERSONAL PROPERTY

Auction on site:
7900 Tom Fett Road, Bluffton - south of Bluffton on Bentley Rd to Hillville Rd, West of Hillville to Tom Fett Rd south to property

BLUFFTON OHIO COUNTRY HOME
HORSE STABLE • BEAUTIFUL POND • WOODS
40+/- ACRES - OFFERED IN 4 PARCELS

Parcel #1: 16 +/- Acres including Brick Ranch Home Built 1983 w/ 3,016 SF, Full Walk Out Basement Plus Storm Shelter, 4 Bedrooms, 3 1/2 Baths, Large Living Room, Kitchen/Dinette Area, Sun Room w/ Skylights, Attached 2 Car Garage, (Many Updates - Roof, HVAC, Others - $50,000 in Updates Last 7 Yrs.), 82’x164’ Horse Barn w/ 12 Stalls and Riding Arena, Attached Block Storage Shed, 32’x22’ Maintenance Building w/ Beautiful App. 1.8 Acre Pond, Fenced Turnout & Pasture

Parcel #2: 11.8 +/- Acres South of Home, Nice Small Acreage Parcel, Mostly All Farmable w/ Alvada, Pewamo, Blount Soils, App. 400’ Frontage on Tom Fett Rd

Parcel #3: 12.2 +/- Acres North of Home w/ App. 6 Acres Rear Woods w/ Some Saleable Timber, Alvada, Pewamo, Blount Soils, App. 360’ Frontage on Tom Fett Rd., Great Small Acreage Parcel w/ Rear Woods!!

Parcel #4: 40 +/- Acres the Combination of Parcels 1-3 as a Single Unit

“Collective Bidding Method Used”

Open House: Sunday, Dec 2, 2-4 p.m.

Personal Property Highlights sells after real estate:
Utility Tractors, Snapper Zero turn mower, manure spreader, maintenance equipment, furniture and household CHECK FUTURE ADS AND WEB SITE FOR FULL LISTING

Personal Property Terms: Cash or good check Auction day!

Owner: DR. HOWARD SHELLY MD
Marilyn Shelly, POA

View online @www.auctionzip.com • Ohio Auctioneer ID 4664

Conducted By:
SIEFKER REAL ESTATE & AUCTION CO. Ltd OTTAWA

Siefker Real Estate & Auctions

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Tom & Eric Robbins, Darrel Yoder, Dan Limber, assisting

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