

# ABSOLUTE AUCTION

SATURDAY, MARCH 22, 2025, 11:00 AM  
REAL ESTATE SELLS FIRST



REAL ESTATE



## 46+ ACRES

### Four-Bedroom Home, Good Outbuildings

6056 ST. RT. 225,  
RAVENNA, OH 44266

#### AUCTION HIGHLIGHTS

- Offered In Parcels & Together
- Machinery Shed & Gambrel Barn
- Wooded Recreational/Hunting Land
- Mahoning River Winding Through
- Open Field, Pasture
- Convenient Location Near I-76 & Rt. 5

#### Also Selling

- Ford Jubilee
- Woods Brush Hog

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*Absolute Auction.  
All sells to the  
highest bidders  
on location.*



REAL ESTATE

46.163-acre property with frontage on SR 225 and Gilbert Rd. Open field, high-tensile pasture and woods with Mahoning River winding through. Elevated deer stand, tree stand, all stay. 2,222 sq. ft. century home ready for cosmetic finishes. Front entry space and living room, eat in kitchen open to dining room, main-level laundry room, den and home office both with built-in cabinets, could be converted to main-level suite. Four bedrooms on second level including master with walk-in closet, full bathroom, and walk-in linen closet. Partial basement and crawl spaces. Modern Luxaire forced air propane furnace, central air, breaker electric, well, and septic. 40 X 24 pole building with electric, overhead door and sliding door. 48 x 32 barn with 16 X 48 open lean to off the back, two Priefert horse stalls, stairs to loft with 17' high ceiling for loads of storage. 32 X 26 block foundation barn, good overhead 14' storage. All outbuildings have steel siding, shingles on pole shed and large barn approximately 2 years, and 12 years on home and smaller barn. Mineral rights reserved.

PARCEL 1.

11.1 acres with buildings described above, high-tensile pasture and open field. Excellent piece for horses, 4H projects and a garden.

PARCEL 2.

17.5 acres mostly wooded recreational hunting land with some open field, creek, and deer stands, frontage on Gilbert Rd.

PARCEL 3.

17.5 acres wooded recreational hunting ground with creek, old well driveway, frontage on SR 225.

OPEN HOUSE FRIDAY, MARCH 21, 2:00-4:00 PM OR BY APPOINTMENT.

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.

ALSO SELLING.

1953 Ford Golden Jubilee, 5100 hours, 12 volt system 3 pt; Woods 5 ft brush hog, gearbox replaced; Poulan 5.5 hp 24 in snowblower; Troy-Bilt Junior rototiller with plow att.; Magnum XR7 power painter with roller attachment; small upright air compressor; Coleman Powermate 5000 generator; push mower; ext. ladders; 50 T-posts; ATV ramps; collapsable 3 saddle rack; 2 Schwinn bikes; wine making equip., 5 gal glass bottles, corker; milk bottles; steam trunk; Army shower bag and cot; bag full Kevlar gloves; canners, roasters, pressure cookers; blue canning jars; Batman shooting arcade game by Marx; Easy Bake Oven; Cabbage Patch Astronaut; bar stools; poker table top; tow bar for Massey Ferguson 241

TERMS ON CHATTELS

Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or Master Card accepted. 14% 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  
Richard & Lynn Finch



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