



Auctioneer/Realtor®  
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# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**Friday – July 28, 2023 – 10:30 AM**  
**Real Estate Sells At 11:00 AM**

**Woodford Trust Auction**

**160+ Acre Farm**

**Offered In Parcels & As A Unit**

**Mineral Rights – Free Gas**

**Farming/Hunting Parcels – Timber Potential**

FARMINGTON TWP. & WEST FARMINGTON VILLAGE - TRUMBULL COUNTY

Also Selling: Tractors – Farm Machinery – Furniture – Antiques – Household Goods

ABSOLUTE AUCTION, All sells to the highest bidders on location:

**388 N. 3rd St., West Farmington, OH 44491**

Directions: Take SR 534 north of US Rt. 422 to SR 88, west to 3rd St. and north to auction. Watch for KIKO signs.



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**REAL ESTATE** features a good 160+ acre farm, farmed organically for the past several years. Over half tillable, balance wooded. Improvements include a comfortable 2,494 SF home with slate roof, kitchen w/ updated appliances, break-fast nook, dining room, living room, full bath, 2 bedrooms, family room w/ gas fireplace on main floor. 2 bedrooms and a full bath upstairs. Gas furnace, central A/C, and free gas from well. Public water & sewer. Enclosed front and rear porches. Also, large machinery shed w/ rear addition, small 2-story livestock barn, and a good 4-car garage. Property offered in parcels and as a unit selling whichever way brings the most.

**AUCTION A:**

- Parcel A1:** Approx. 40 acres with home, shed, barn & garage. Free gas to stay with this parcel. Good tillable land, woods to rear. Located in West Farmington Village. Public utilities at the street.
- Parcel A2:** Approx. 15 acres mostly tillable land. 100' frontage on 3rd St. and 50' frontage on High St. Located in West Farmington Village. Public utilities at the street.
- Parcel A3:** Approx. 40 acres, over half tillable balanced wooded. Part of it currently pasture. 307' frontage. Located in Farmington Twp.
- Parcel A4:** Approx. 43 acres hideaway tract. Over half wooded. Small fields to rear. 80' frontage. Located in Farmington Twp.
- Parcel A5:** Approx. 20.5 acres mostly tillable land. 198' frontage. Located in Farmington Twp.

**NOTE:** Auction "A" property to be offered as a Multi Par auction and sold whichever way it brings the most.

**AUCTION B:** Approx. 5.58 acres tillable land. Located in the village on corner of High and 1st St. Public utilities at the street.

**NOTE:** All mineral rights owned by the seller shall transfer with each parcel subject to any leases of record.



**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.

**TRACTORS – MACHINERY:** Farmall H tractor, runs – Farmall A tractor w/ belly mower, runs – Farmall M propane tractor, been sitting – Int. 470 batwing disc, 22ft., dual transport – Int. 720 5-bottom plows – JD 950 16' culti-mulcher, nice – 7ft. 3pt. bushhog – 34' 6" grain auger, gas engine – Swisher 5' pull-behind mower – old Int. 2-row corn planter – stack of white oak lumber, kiln dried – maple syrup storage tanks – galvanized sap buckets - leg traps – old soap box derby car – old license plates & signs – farm hardware – furniture – antiques from attic – etc. Anything may turn up!

**TERMS ON CHATTELS:** Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or MasterCard accepted. 4% 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.

**SALE ORDER:** Starts at 10:30 AM with antiques. Real estate sells at 11:00 AM followed by tractors, equipment & misc. Concession stand on site.

**AUCTION BY ORDER OF:** Doug Woodford, Trustee of the Martha Woodford Trust

