



ABSOLUTE AUCTION

SATURDAY, NOVEMBER 7, 2026, 10:30 AM
REAL ESTATE SELLS FIRST



ONSITE TERMS

Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or Master Card 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.

ONLINE TERMS

Visa, MasterCard, and Wire Transfer accepted. Wire transfers required on invoices over \$3,000. 5% buyer's premium on all sales. Information is believed to be accurate but not guaranteed. Multi par auction process may be used.



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70-ACRE FARM

Quality One-Owner
New Holland Tractors
& Hay Equipment



REALTORS
AUCTIONEERS
ADVISORS

9865 TALLMADGE RD.,
DIAMOND, OH 44412

LIVE ONSITE WITH ONLINE BIDDING AVAILABLE

AUCTION HIGHLIGHTS

- Completely Remodeled Farmhouse
- Several Good Outbuildings
- Free Gas
- 5-Acre Stocked Lake, Productive Farmland & Woods
- Palmyra Twp., Portage Co.

Also Selling Description:

- Early Rare Ford Collector Power King Tractors
- Kioti UTV



Scan for auction
details, including
directions.

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

Information is believed to be
accurate but not guaranteed.
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REAL ESTATE

70-acre farm with 50 tillable acres. Corner tract with loads of frontage on Tallmadge and McClintocksborg Rd. The land lies very nicely. Beautifully remodeled farmhouse. Free gas. Five good outbuildings, adaptable to fit your needs. Five-acre stocked lake to top it off. Palmyra Township, Southeast Local School District. Quality home remodel, done in the last two years, includes: new shingles, exterior paint, gutters, and downspouts, a much-improved floor plan, PEX plumbing and electrical, new windows, mostly new drywall, interior and exterior doors, lighting, paint and flooring throughout, new furnace and central air, water heater, well pump, and softener system. Main level features front dining room or sitting room with picture window and hickory hardwood floors continuing into the living room. Quality Amish-made kitchen with plenty of storage, Quartz countertops, GE stainless steel appliances, and bar seating. Brand new main-floor bathroom with hickory cabinetry and built-in vanity. Main-floor laundry closet and heated back entryway. Three second-level bedrooms has a new Jack and Jill bathroom. Partial, unfinished basement with additional laundry hookup, utility sink, and outside entrance with new Bilco doors. Nice set of outbuildings, all with electric. Heated 32 X 40 block garage with concrete, overhead door, upper level, and chain-link dog run. Oversized 24 X 32 two-car garage with overhead door, concrete, and floor drain. 32 X 48 garage with two 14H X 16W overhead doors, concrete, and a full-length lean-to addition. 24 X 48 Morton building with sliding doors. 48 X 84 Morton building with 16 ft. sidewalls and 20 ft. center height, and 18W ft. sliding doors. Property has a lot to offer for work and play. Convenient location. Divided as follows: Parcel #1. 5.1 acres with all the buildings
Parcel #2. 9.5 acres of open land with lake access
Parcel #3. 5.1 acres of open land
Parcel #4. 5.1-acre corner tract with frontage on two roads
Parcel #5. 5.1 acres with lake access
Parcel #6. 22 acre hideaway with open and wooded land, lake access with several recently planted pine trees
Parcel #7. 5.1 acres of open land
Parcel #8. 13.5 acres, mostly all tillable

NOTE:

Parcels #1, #2, #3, #4, #7 & #8 all have access to gas off Tallmadge Rd. You'll love this farm. Walk the land at your leisure. Buildings shown by appointment. Open house on Nov. 6, 1:00-4:00 PM.

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.



QUALITY, ALL ONE-OWNER EQUIPMENT, NEW HOLLAND TRACTORS, HAY EQUIPMENT, LIKE NEW

2025 New Holland T5-120 MFWD tractor C/H/A air ride seat, 115 act. hrs, electrocommand, 16 X 16 semi power shift with power reverser, heavy frame Deluxe, 3 remotes, 3 pt, 540/1000 PTO, front and rear weights, 460/85R34 rubber; 2021 New Holland Powerstar 75 C/H/A 12 X 12 shuttle shift, power reverser, air ride seat, dual remote, front and rear weights, 420/85-30 radials, 155 act. hrs; 2025 New Holland 450 roll belt round baler, silage special net wrap, bale slice 1.8 meter hyd pickup moisture sensor, dual density bale command, 117 act bales, 480-45-17 flotation tires; 2025 Procart 819 19' 8-wheel hyd. fold wheel rake with hyd. kicker wheel; 2025 New Holland 209 Mow Max 9'2" discbine 540 PTO rubber rolls quick change knives; 2025 Kuhn GF 5202THA hyd. fold 4-star tedder 7 tine rotar 19.5'; 2025 Woods BW15.51 15' Batwing brush hog with Aircraft tires, chain shields 540 PTO; 5 new rolls of net wrap; Furmax digital moisture tester; one-owner Kioti Mechron 2200 diesel UTV with canopy and windshield, hyd. dump with rear remotes 4X4 368 hrs, diff. lock Hi/Lo; Demco 60-gal sprayer with new 12V pump 12' booms plus hand wand with hose, made to slide in bed of UTV

Note: Hay equipment and tractors have had very little use and shed kept and still under warranty.

FORD POWER KING COLLECTOR TRACTORS, BALER, HAY WAGON, NEW FOUNTAINS FOR POND, GAS-POWERED AIR COMPRESSOR

Second-owner Ford 960 Powermaster NF shows 891 hrs, 5 sp, live PTO 3 pt hyd remote original rare front weight box with weights, rear pie weights, grease gun holder, work light, PTO shield rest-o-ride seat, power steering, all original; second-owner 1955 Fordson Major diesel NF power steering 3 pt live PTO hyd remote 6 sp Hi/Lo w/ fenders; 1959 Ford 541 Hi-crop offset Workmaster restored with rebuilt motor and trans, good paint, 3 pt PTO hyd remote 4 sp; good 16' flatbed hay wagon with NH gear; NH 65 compact sq. baler, feed rack needs fixed; 1969 Power King 14HP WF with duals; 1969 Power King Jim-Dandy 12 HP; 1970 Power King resorted new rubber, rear weights, 14 HP; pull-type Agri Fab fertilizer spreader; like-new Central phematic gas powered 30 gal 180 PSI air compressor with 9 hrs; (2) new pond aerators with 200' of cord; antique mirrors; torch set.