



Land and Equipment

Wednesday, March 15

10 am - Real Estate
12 pm - Equipment

**Auction held onsite at LEWIS' TURKEY FARM,
961 Thurman Rd., Oak Hill, OH 45656**

- Turkey growing and processing facility
- 96+ FSA Tillable Acres - 2017 Crop Rights to Buyer
- Mix of flat tillable land & rolling pastures
- Abundant frontage on Thurman Rd. and OH SR 279
- (3) Turkey Barns with USDA Approved Processing plant
- Fenced pasture with improved pond & watering system
- Brick Ranch house, Morton Style machinery shed
- Livestock barns, Feedlot, grain bins, & MORE! MUST SEE!



OAK HILL, OH, Jackson Co. (Madison Twp.)

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Auction Managers:
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CORPORATE HEADQUARTERS
950 N. Liberty Dr., Columbia City, IN 46725

OAK HILL, OH
Jackson Co.
(Madison Twp.)

5 miles northwest
of Rio Grande, Ohio



241[±] acres
Offered in 7 Tracts



Land and Equipment AUCTION

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ONLINE BIDDING AVAILABLE



800.451.2709 • www.SchraderAuction.com

MARCH 2017

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28					

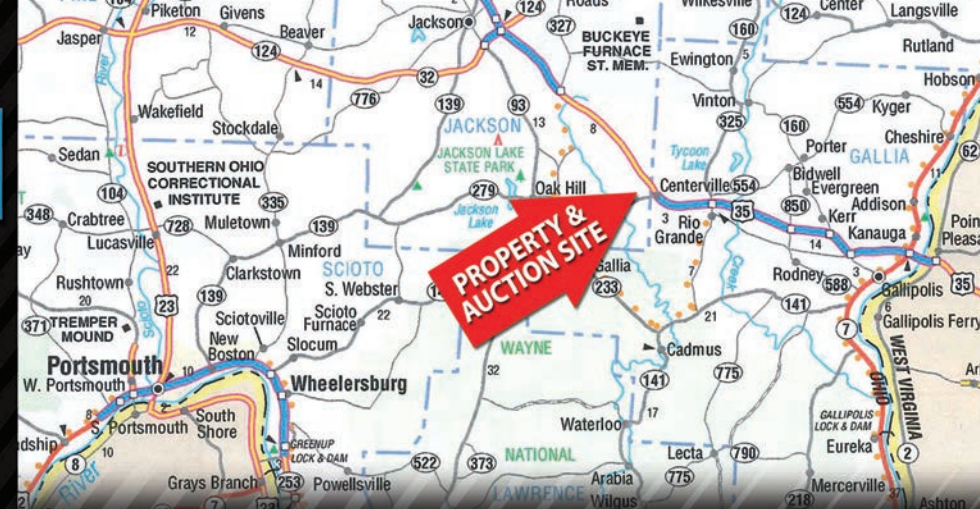
Land and Equipment AUCTION

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PROPERTY LOCATION: From US 35, travel south of Jackson, Ohio 14 miles to OH SR 279. Then right. Continue on SR 279 ¾ mile to Thurman Rd. Turn right & travel ½ mile to the farm on both sides of the road. (Also frontage on SR 279). From the south, travel on US 35 5 miles north of RIO GRANDE, OH to OH SR 279. **AUCTION SITE:** Held onsite at LEWIS TURKEY FARM, 961 Thurman Rd., Oak Hill, OH 45656.



10:00 am - Real Estate

TRACT DESCRIPTIONS: (All Acreages are Approximates)

JACKSON County, Madison Township, Sections 24 and 25

TRACT 1: 32.5± ACRES nearly all tillable. 1,450± ft. of frontage on SR 279. Productive tillable land with Omulga & Stockly soils. Nearly level field for ease of farming operation. This is a nice size tract that presents a good investment opportunity.

TRACT 2: 16± ACRES nearly all tillable. 700± ft. of frontage on Thurman Rd. Great potential building site or continue to farm this level highly productive tract.

TRACT 3: 19.5± ACRES with 19± FSA tillable acres. Quality Doles and Piopolis soils. Bordered on the south by an open ditch.

TRACT 4: 18± ACRES. Quality Doles and Piopolis soils. Bordered on east by an open ditch. This tract features a 2-story livestock barn with concrete floor and center u-trough feed bunk (feedlot), silo w/unloader, 5k bushel grain bin and a 9 ton and 14 ton Bulk bin. Municipal water available at the road.

TRACT 5: 16± ACRES nearly all tillable. Features Omulga and Stokly soils bordered on the east by an open ditch. 450± ft. of frontage on Thurman Road.

TRACT 6: 23± ACRES with TURKEY OPERATION including house, buildings and barns. This is an unprecedented opportunity with the following improvements:

- 3,000± sf brick ranch house with full basement, electric forced air furnace, 3 BR, 1 bath and 2 ½ car attached garage. 200 amp service. Ready for your remodel.
- (3) Turkey Barns each w/14T Bulk Bins, Barn #1: 288'x64'; updated electric and insulated roof and sides, Barn #2: 224'x64' w/concrete side walls, insulated roofs and sides and 5 lg. entry doors, Barn #3: 224'x64 w/concrete sides and 5 large entry doors. All barns have water electric and concrete access pads
- SHOP/ Machinery Shed built in 1996, 224'x64'
- USDA Approved Poultry Processing plant (Major renovation in 1992). (2) walk-in coolers, 24' Avisertion Line, (Contact Agent for included equipment).

These buildings could easily be converted for multiple uses, or investigate the opportunity of continuing in the specialty poultry business.

Tract 7: 116± ACRES of improved fenced pasture. 700± ft. of frontage on Thurman Rd. This tract has a pond and (2) springs. Nice barn w/stalls and plenty of room for livestock, hay, and equipment storage. Electric and municipal water at the barn. Ready for your livestock OR examine the possibility of making this a potential building site w/room to grow.

The Lewis' Farm presents an outstanding opportunity for the crop farmer, cattleman, rural home buyer, or specialty farm enthusiast.

Come examine all of the possibilities!



INSPECTION TIMES:

Wednesday, February 22nd • 10 AM - 12 Noon

Friday, March 3rd • 10 AM - 12 Noon

Friday, March 10th • 10 AM - 12 Noon

Meet a Schrader Representative at Tract 6 Or Call for a Private Showing!

Equipment TO SELL following the Real Estate at 12 NOON!

TRACTORS • SPRAYER • COMBINE

- 1982 JD 4440 Tractor, CAH, Quad Range Trans, 18.4-38 rears, snap-on duals, 2 remotes, S#-067352, ONLY 3,524 hrs
- 1980 JD 4240, Quad Range, 430/80R/38 rears, 2 remotes, S#018923, ONLY 2,360 hrs
- 1986 MF 375 Tractor MFWD, sold w/ MF 836 front-end loader, 2 remotes, 16.9-28 rears, "Syncro-12 Transmission", S# U30032w/ ONLY 2,162 hrs
- 1956 Ferguson # 35, restored, gas, 4,506 hrs, one owner
- IH Farmall Cub with cultivators, restored
- JD 600-A Hi-Cycle Sprayer, diesel
- 1984 JD 6620 Combine, Turbo dsl., ONLY 3320 hrs, S#-X600637, clean unit
- JD 216 Grain Platform

DOZER • BACKHOE • GRAIN TRUCK • TRAILER

- JD 350C Dozer, 6-way blade
- IH 3082 Backhoe Attachment, 3pt.
- 1978 GMC CE 2-Ton Truck with Dump Bed, grain sides
- 1994 Corn Pro 24 ft Flatbed Trailer, new brakes and wiring March 2016, fold-down ramps, dovetail
- 2001 Honda Forman Four-wheeler
- Bobcat hydraulic Post Hole Auger attachment, 6" & 12" augers

HAY EQUIPMENT • JD ROTARY MOWER

- JOHN DEERE CX 15 Batwing Mower, 15', heavy duty, nice
- John Deere MoCo 920 mower conditioner, needs turtles/blades replaced, 9' cut
- John Deere 338 Square Baler, string-tie, nice
- New Holland 258 Rolla-bar Rake w/front dolly wheel
- KUHN GF 5202 THA, 4 basket tedder, nice
- KUHN SR110 Speed Rake, nice
- New Holland Stackliner 1033, square bale stacker
- Bale Handler Hay Grapple
- 2 flat-rack Hay Wagons, heavy gears
- 25' Hay Elevator w/electric motor

JD DRILL • TILLAGE

- JOHN DEERE 750 No-till drill, 15', Grass seeder attachment, Yetter markers, front dolly, nice, S#001478
- Brillion 15' Culti-Mulcher
- Dunham Lehr #35, 10-shank Chisel Plow
- JD 2600 Plow, 4 bottom
- International Disk 14'

LIVESTOCK EQUIPMENT • GRAIN-O-VATOR

- Schular 175B Silage Wagon • Grain-O-Vator with hydraulic auger • Priefert Cattle squeeze chute w/head gate and palpation cage • (4) Round Bale Rings
- (20) Concrete Feed Bunks 8ft x 3 ft • (3) Wood Mineral Feeders

TOBACCO EQUIPMENT • MISCELLANEOUS

- Granville "Bacca-Baler", Large Bale Tobacco Baler with scales
- 2 Row Tobacco Setter • (200)+ Tobacco Sticks • (6) Tobacco Rail Wagons
- Various small tools, air tools, generators, hay forks, attachments and much more!

USDA APPROVED PROCESSING EQUIPMENT

- Hollymatic 50lb. Proportioner Stuffer • Butcher Boy 200lb. Meat mixer
- Multi-Vac single chamber vacuum packer • F. Dick Clipper (manual)
- Tipper Tie Clipper (air) • More!

800-451-2709 • www.SchraderAuction.com

OWNER:

Lewis' Turkey Farm, Inc.

For Information Call:

Auction Managers: Andy Walther • 765-969-0401 & Travis Kelley • 740-572-1525

Email: andy@schraderauction.com or travis@schraderauction.com

SCHRADER
Real Estate and Auction Company, Inc.

ONLINE BIDDING AVAILABLE

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