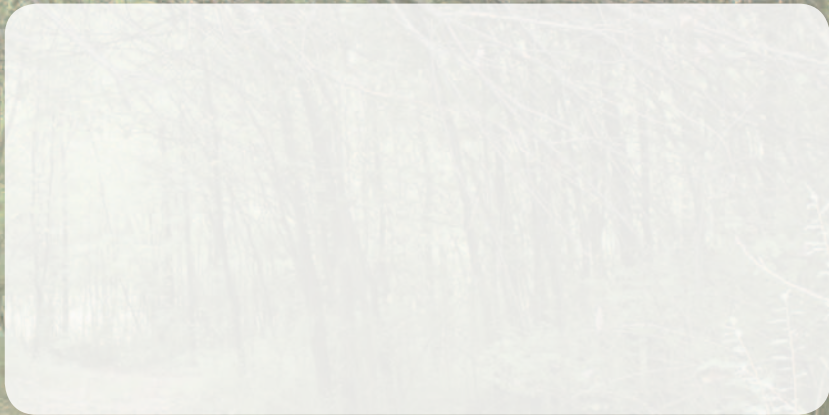




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MARKNET ALLIANCE
THE AUCTION MARKETING NETWORK



ABSOLUTE CENTRONE AUCTION

BOLIVAR

OPEN
FOR INSPECTION

MONDAY JULY 8TH
5:00 TO 7:00 PM

SATURDAY JULY 20TH, 2013 • 11:00 AM

11355 STRASBURG BOLIVAR RD NW, BOLIVAR, OH 44612

GPS COORDINATES: 40.634131, -81.495641

*From I-77 between Canton & Dover (Bolivar exit 93): take SR 212 west to Mulberry north ¼ mile to Poplar St. (SR 212), west to East St. (Strasburg Bolivar Rd.) turn south 2 miles to property.
From Strasburg, OH: take SR 21 north to SR 212, turn east ½ mile to Parrot Rd., continue southeast 1 mile to Strasburg Bolivar Rd. 2 miles to property. Watch for Signs!*

120 ACRES | 3 PARCELS

LAWRENCE TOWNSHIP | TUSCARAWAS COUNTY

½ INTEREST IN HBP GAS/OIL RIGHTS

BEAUTIFUL LOG HOME & 3 LOG CABINS

WILD HORSES BED & BREAKFAST BUSINESS

LARGE HORSE BARN | FAMILY COMPOUND RETREAT PROPERTY

WOODED LAND WITH TIMBER POTENTIAL

RECREATIONAL & HUNTING LAND

TRACTOR & 3PT FARM EQUIPMENT

FURNITURE | MISCELLANEOUS CHATTEL

KAUFMAN REALTY & AUCTIONS, LLC • (330) 852-4111 • (888) 852-4111 • www.kaufmanrealty.com
CURT YODER, REALTOR & AUCTIONEER • (330) 204-2447 • CURT@KAUFMANREALTY.COM

AUCTION BY ORDER OF:
FRANK & MARGIE CENTRONE



This beautiful 120 acre log cabin compound is something made for magazines and is available to you at absolute auction. Currently operating as Wild Horses Bed & Breakfast, this family complex consists of one log home, three additional retreat cabins, large 6 stall horse barn with indoor riding arena, several fenced paddocks, wooded acreage with managed forestry plan, as well as many riding trails. All improvements are nestled privately at the end of a ¼ mile drive and offer scenic views of the countryside. Also being offered is a half interest in HBP gas & oil rights which with the location within the Utica Shale makes this an appealing opportunity. Make plans to join us for the open house as well as the auction to envision all the endless possibilities this property offers! For a complete listing of all amenities, parcel breakdown, pictures, and additional info go to www.kaufman-auctions.com. Real Estate Will Sell First at 11:00AM

PARCEL 1: 28.2 Acres w/ 25' frontage on Strasburg Bolivar Rd. Features log home, cabins and all improvements. A tranquil private setting with wooded & open land, fenced pasture and trails. This could be a turn-key bed & breakfast operation with established name and ongoing business available. Surface rights only.

PARCEL 1A: ½ interest in 28.2 acres of HBP Gas/Oil Rights.

PARCEL 2: 47 Acres w/ 307' frontage on Ridge Rd. Features mostly wooded land with great hunting & recreation along with some timber potential. Surface rights only.

PARCEL 2A: ½ interest in 47 acres of HBP Gas/Oil Rights.

PARCEL 3: 45.2 Acres w/ 456' frontage on Ridge Rd. Mostly wooded land with great hunting & recreation as well as a pond. Timber Potential. Surface rights only

PARCEL 3A: 45.2 Acres of HBP Gas/Oil Rights.

REAL ESTATE TERMS: 5% Buyers Premium. 10% nonrefundable down payment day of sale with balance due at time of closing; closing in 60 days. No Contingencies. Property sold "As Is"; any desired inspections must be completed prior to bidding. Acreage & frontage amounts are approximate and subject to final survey. Property will be offered in parcels & combination. Sells subject to all articles of record. Gas & Oil Rights are held by production and subject to existing lease. *Online Bidding Available*

LEGAL: Parcel #'s 34-00011-000, 34-00012-000, 34-00013-000, 34-00015-000, & 34-00928-002 located in Lawrence Township of Tuscarawas County and the Tusky Valley School District. Taxes per half year are: \$3,080.96 based on CAUV; any recoupment is the buyer's responsibility.



< **Log Home** (Also Considered Cabin 2): Beautiful rustic design with exposed beams, concrete designed as stone floor along with other key attributes adding to the nostalgic feeling this home provides.

- **MAIN FLOOR:**

Kitchen – features barn siding cabinets & slate counter tops. Equipped with appliances. Living Room – gas fireplace, open concept to Kitchen & exposed to upstairs loft. Master Bedroom – includes closet, office area. Full Bathroom with built in Laundry area. Utility Room.

- **2ND STORY:**

2 Bedrooms. Loft area. Full Bathroom. Attic/Closet space.

- **EXTERIOR:**

Wrap Around porch overlooking the fenced paddock areas and beautiful countryside. Built in green house on backside of house.

- **UTILITIES:**

Well Water & Septic. Propane gas heat. Central Air. Electric.

< **Cabin 1:** This is built on the original farmhouse foundation and was used by the Centrone's for housing for their resident manager. This cabin follows the rustic theme of the entire property and could be used as a permanent home or cabin rental.

- **MAIN FLOOR:**

Kitchen with eat-in dining area. Living Room (this was used as a bedroom by manager). Family room with access to rear deck. Full Bathroom.

- **2ND STORY:**

2 Bedrooms.

- **FULL BASEMENT**

Laundry area. Outside Access.

- **EXTERIOR:**

Rear deck overlooking a small bubbling brook.

- **UTILITIES:**

Free Natural Gas forced air heat. Central Air. Water Well & Septic. Electric (is connected with the horse barn).

Cabins 3 & 4: These were the main guest cabins and have the same floor plans. These were rented for \$150 per night and each are located in a private yet very accessible way with access to all trails. They are uniquely decorated to flow with the rustic theme of the whole property.

- **MAIN FLOOR:**

Living Room – fireplace and open staircase to exposed loft. Kitchen. Full Bathroom.

- **2ND STORY:**

Bedroom.

- **EXTERIOR:**

Private location with front porch and access to hot tubs located to the side of the cabins.

- **UTILITIES:**

Propane gas heat. HVAC units in loft area. Electric. Well Water & Shared Septic.

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WILD HORSES BED & BREAKFAST BUSINESS: This will be offered to the buyer of the buildings as an ongoing business for a nominal price. Included in the purchase would be all cabin furnishings pertinent to the business, hot tubs & appliances, the name, client lists, websites, and all going concern. www.wildhorsesbandb.com

TRACTOR – FARM EQUIPMENT – MISCELLANEOUS: MF 481 4WD tractor w/ MF 1070 loader, 1025hrs.; 3pt. Landpride RCR2672 7' mower; 3pt. IH 24 disc, used twice; 3pt. 6' rake; 3pt. spring harrow; 3pt. fertilizer spreader; 3pt. 4 btm plow; manure spreader; slip scoop; 400lb roller; 100gal water tank; small garden plow; 100gal fuel tank; upright kerosene heater; metal fence posts; horse drawn plow & seeder, as is; misc. saddles & horse tack; rabbit hutch; lumber; 8' gate.

HOUSEHOLD – FURNITURE – COLLECTIBLES: corner wood cabinet; foosball

table; metal garden table w/ 6 chairs; matching dining room table w/6 chairs & hutch; sofas; wooden wagon wheels; wooden swing set; picnic table; misc. concrete garden statues; tiki torches; bakers rack; bird cage; primitive wood bench; complete Lionel train set; fire rings; hand garden cultivator; sewing machine w/ cabinet or chair; toboggan.

NOTE: The Centrone's are moving out of state and are bringing their dream of cabin rentals and family compound to public auction. We will be starting promptly at 11:00 AM with real estate followed by tractor, equipment, household, and furniture. Make plans to attend this one of a kind offering!

CHATTEL TERMS: 5% Buyers Premium. Cash – Check – Credit Accepted. An additional 3% buyer's premium for credit card sales.

LUNCH STAND



< Horse Barn

- **UPPER BARN AREA**

Party/Family Room – this room features a kitchen area, large wormy chestnut cabinet restored from original farmhouse, windows overlooking the paddocks & riding areas, oversized eating area for entertaining, and a lounging area. Front Porch area where the grill is located. This room is heated with Propane wall heater.

- **LOWER BARN AREA**

Large indoor riding arena. 6 Box Stalls. Access to outside Paddocks.

- **UTILITIES**

Water. Electric. Propane gas heat. A/C Unit.

Shop Building

- This building is used for equipment storage and repair area. It has electric.



Wild Horses Bed & Breakfast – This will be offered for a set price to the buyer of the buildings. Included in the price will be the following:

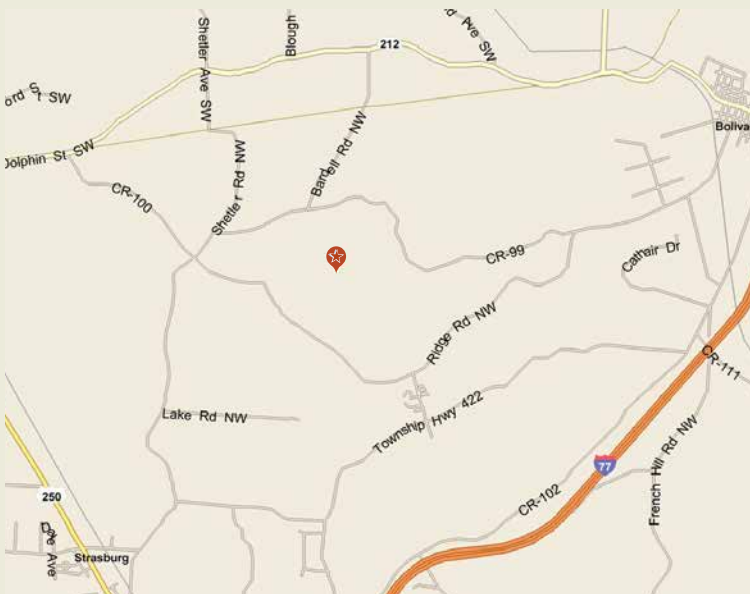
- Going Concern – website, telephone number, client list, Facebook page, etc.
www.wildhorsesbandb.com
www.facebook.com/pages/Wild-Horses-Bed-and-Breakfast/309057938032?ref=ts&fref=ts
- All furnishings in Cabins 3 & 4 – hot tubs, furniture, appliances, décor.
 The furniture in these 2 cabins has been custom designed to match the theme of the entire property.
- Appliances in Cabin 1 – Stove, refrigerator, washer & dryer.
- Appliances in Party Room in Barn – stove, refrigerator, grill.

Land

- Several fenced paddocks for horse grazing and riding
- Multiple riding and walking trails
- Mostly wooded with forest management plan in place. Some marketable timber but a good future of timber harvest
- Pond
- Small stream leading to a wetlands area
- Frontage on Strasburg Bolivar Rd. & Ridge Rd.

Mineral Rights

- 50% ownership in 120 acres. These rights are currently held by production with Enervest. The owner receives 12.5% or a 1/8 royalty of all gas and or oil production. There is also a provision for free gas. Specific details to royalty, production, access, and free gas are stated in the lease and are bought per the terms of the lease.



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