



# ABSOLUTE AUCTION

SATURDAY, SEPTEMBER 6, 2025, 10:30 AM  
REAL ESTATE SELLS FIRST



REAL ESTATE



**EUROCISER, PRIEFERT CHUTE, LIVESTOCK EQUIPMENT**  
4-horse Eurociser with panels; Priefert squeeze chute; (3) Tarter 10' feeders; (2) auto waters; (4) poly round bale feeders; Apache creep feeder wagon; several pcs of guardrail; North Star 100-gal. sprayer with Honda engine, wand and hose, like new; 6 X 6 posts; steel wheels; Western 72" blade fits John Deere gator; Gravely gas power washer; misc.

#### TERMS ON CHATTELS

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.



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REALTORS  
AUCTIONEERS  
ADVISORS

## MAPLE WOOD FARMHOUSE

Fantastic 75-Acre  
Horse Farm

2962 SODOM HUTCHINGS RD.,  
FOWLER, OH 44418

**LIVE ONSITE WITH ONLINE BIDDING  
AVAILABLE ON REAL ESTATE**

#### AUCTION HIGHLIGHTS

- Quality Two-Story Home
- 60 X 160 & 36 X 60 Cover-All Buildings
- Indoor Arena
- 32 X 70 Horse Barn With Full-Length Lean-To
- Fowler Twp., Trumbull Co.,

#### Also Selling Description:

- Eurociser
- Priefert Squeeze Chute
- Livestock Equipment



Scan for auction  
details, including  
directions.

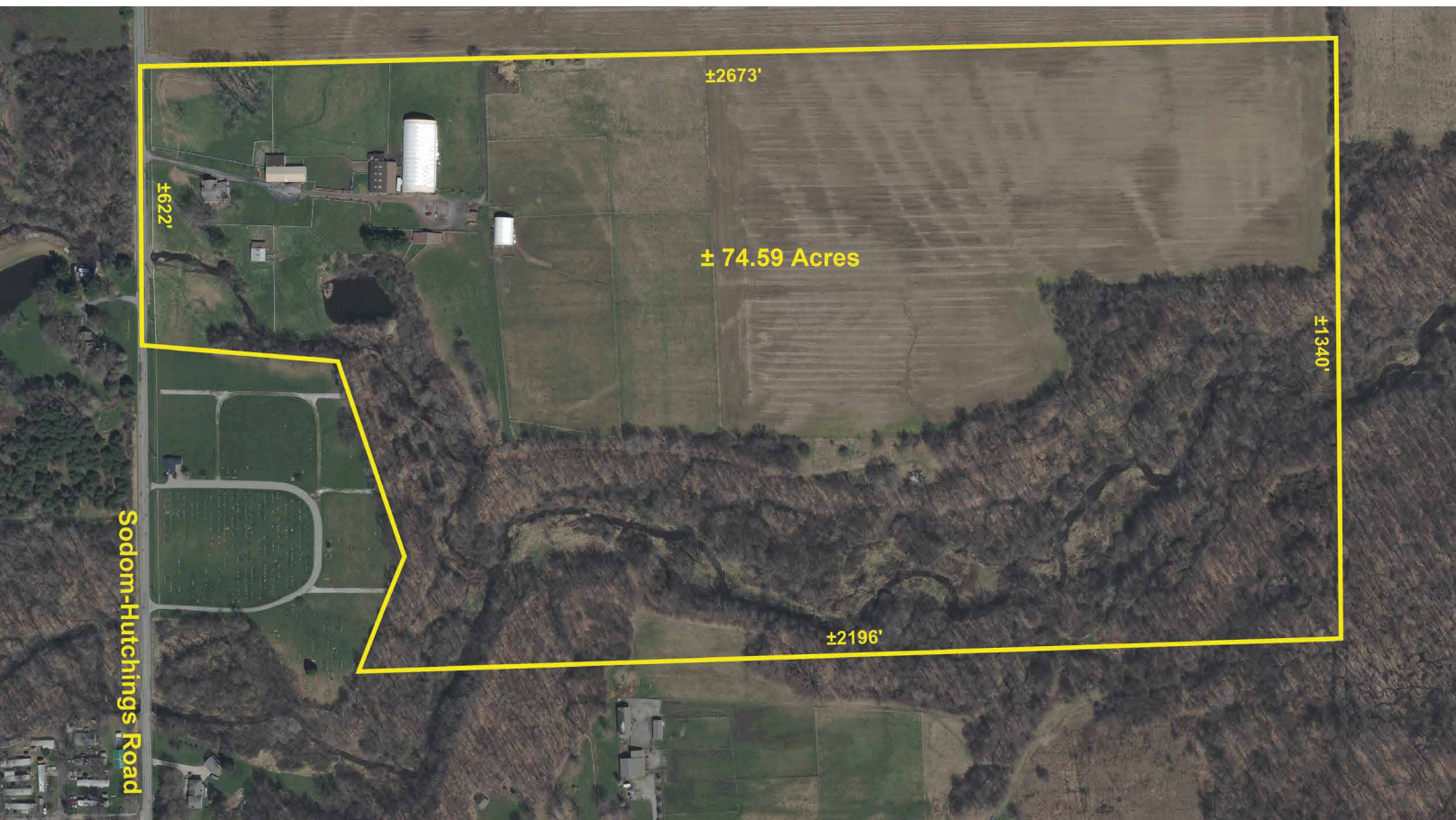
Absolute Auction.  
All sells to the  
highest bidders  
on location.

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accurate but not guaranteed.  
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**MACHINERY SHED, SEVERAL RUN-INS & SHELTERS, PASTURE, WHITE VINYL, WOVEN & HIGH-TENSILE FENCE, POND, STREAM, FREE GAS, SELLS AS UNIT REAL ESTATE**

Beautiful 75.59-acre farm with good fully furnished, two-story vinyl-sided home with open floor plan, oak kitchen, SS appliances, granite countertops, center island, formal dining room and rear family room addition with cathedral ceilings, skylights, and stone fireplace with gas logs, loads of natural lighting plus main-level bedroom or private suite, full bath, and laundry area with washer & dryer. Four second-level bedrooms and full bath, full basement under entire home with mod. FA gas furnace, CA, breaker elec., front & side porches, rear patio with vinyl Pergola and hot tub. Blacktop drive. Outbuildings include 30 X 40 garage with rear 27 X 30 run-in shelter addition and attached 30 X 45 three-bay open shed – 32 X 70 10-stall horse barn with wash bay and tack room plus 20 X 70 lean-to addition with 6 additional stalls – 60 X 160 cover-all hoop building used for indoor arena with new cover 7 years ago. 36 X 60 cover-all hoop building with 8 stalls – 24 X 24 barn with 2 stalls and (2) 20 X 24 lean-to additions plus additional 32 X 32 run-in shelter with lean-to. (2) 12 X 16 additional run-in shelters plus (4) 16 X 32 divided shelters, 1 years old and all with water. Most all buildings have water and electric. 2 drilled water wells, new septic system 11 years ago, vinyl, woven & high-tensile pastures with several different paddocks. Half tillable land balance wooded with winding stream, and small pond and trails. Blacktop drive. Beautiful setting. Loads of wildlife with two hunting blinds to transfer with. Loads of possibilities.

**OPEN HOUSE: THURSDAY, SEPTEMBER, 4, 4:00-6:00 PM**

**NOTE**

You'll like this beautiful farm with loads of income potential with boarders and Airbnb income. Known as Maple Wood Farmhouse Airbnb.

**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.

