

bags, 22,337 miles, just serviced, ready to ride; Millcreek Manufacturing 37+, manure spreader, slop gate, ground driven, poly floor; Ferris 400S zero turn mower, 48” deck, 335 hours; Simplicity riding lawn mower; push mower; Arena Rascal Pro Horse Arena Drag, electric lift; 4ft. Method wheels for F-150; Craftsman GS 6500 riding lawn mower, 54” deck; Bronco factory wheels and tires; Method Bead Grip rims w/ BF Goodrich K02 35x12.5x17 tires for F-150; tire rack; Bronco rear toolbox.

**Tools:** Stihl BG 86C blower; Stihl MS-291 chainsaw w/ 20” bar (like new); Stihl MS362C w/ 24” bar chainsaw (like new); Husqvarna 445 chainsaw; Stihl SG51 backpack sprayer; Stihl FS90R trimmer; Stihl KM11R pull-saw trimmer combo x2; chainsaw chaps; quality hand tools, power tools, Steel Glide stainless upright toolbox, DeWalt sliding miter saw, Craftsman drill press, 6-ton jack stands, gas cans; alum. ext. ladders; painters’ ladders; Chicago electric battery charger; ALP Propane generator 1000-watt (new in box); Generac 2000-watt generator; TroyBilt 55 100-watt generator; 30-gal. Craftsman air compressor; Craftsman pressure washer; gas cans; loads of USA hand tools, yard tools, power tools. Too much to mention, bring a friend.

**Horse Tack:** Mesace western saddle, 16” seat; Muster Master Australian stock saddle, 14” seat; western belts, cowboy hats, western bridles, fancy leather reigns; Parelli bridle; leather chaps; horse blankets; saddle pads; water buckets; horseshoes; grazing muzzles; muck rakes; custom made saddle rack; halters; feed buckets.

**Gym Equipment:** Squat rack cable combo, Sorinex GHD machine, inversion table, Life Fitness treadmill; York rubber-coated dumbbell set 5lbs to 50 lbs. with rack; Matrix Bike; Magnum Decline Bench; Precor hip stretcher D37428; Cybex dip/chin up assist machine; FreeMotion cable row, squat, bicep curl, leg curl and lat. machines; Olympic barbell w/ rack; Cybex leg extension machine; Cybex seated leg curl machine; Life Fitness pec fly machine; Hoist shoulder press machine; Cybex leg extension machine; Power Strength squat machine; leg extension machine.

**Collectibles/Furniture:** Antique horse figurines; glass bookends; 4ft tall wood carved rearing horse; antique Estey pump organ; porcelain figurines; copper turtle from Italy; Hummels; hand carved wood figurines; bookshelves; antique scale; vintage books; “Bob Peters” set of (4) horse stamp prints; antique brass and wood hall tree; cedar chest; walking sticks; Lladro figurines; quilts; leather recliner chair; linens; “Donna Seibert” framed paintings; iron dinner bell; kitchenware; holiday décor; daybed; Kenmore dryer; LG front loading washer; assortment of men’s and women’s quality wool sweaters, winter coats, boots and tennis shoes; wine cooler; 8ft. Lifetime folding picnic table; weathervane; bicycles; bird cage; antique dresser; wicker outdoor swivel chairs and sofa; Philips espresso machine; Primo water filtration; antique coffee grinder; antique buffet stand; stainless apt. size refrigerator; ICECO 21qt. Apl20 light duty alum freezer; “Adin Shade” watercolor print; William R. Leigh “Grizzly at Bay” framed print; “Heading up French Glen” by William Matthews; longhorn skull; Sentry safe; motorcycle helmets; Dyson fan; multiple Samsung smart TVs.

**Firearms/Knives:** Bounty Hunter 2, 20 gauge, 3 in. chamber, double barrel shotgun; Marlin 30-30 Winchester Model 336W, lever action w/ Tasco Pronghorn scope; Remington 1100 12 gauge, semi-auto shotgun; antique muzzle loader; 1848 Dagoon Revolver, Colt Colonel Sam US Black Powder revolver; Harper’s Ferry 815 muzzle loader, stamped Ohio & US; Trekker 25-75x75 spotting scope; Umarex air gun; ZT Booker knife; Extrema Ratio knives.

**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. Firearms buyers must be an Ohio resident, 21 years of age to purchase a handgun and 18 years of age to purchase a long gun. Buyer will be required to fill out firearm buyer information paperwork at pickup. No shipping of firearms.

**Auction By Order Of:** Francesca Nicoletti, Successor Trustee of the Francesco G. and Joy E. Nicolette Revocable Trust



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Information is believed to be  
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# ABSOLUTE AUCTION

SATURDAY, OCTOBER 18, 2025, 10:00 AM  
REAL ESTATE SELLS AT 11:00 AM



REAL ESTATE

LIVE AUCTION WITH ONLINE BIDDING  
ON REAL ESTATE



52-ACRE HORSE FARM  
FARMHOUSE  
SHOP W/ APARTMENT  
RIDING ARENAS  
14-STALL BARN

6395 SHERMAN CHURCH AVE. SW,  
NAVARRE, OH 44706

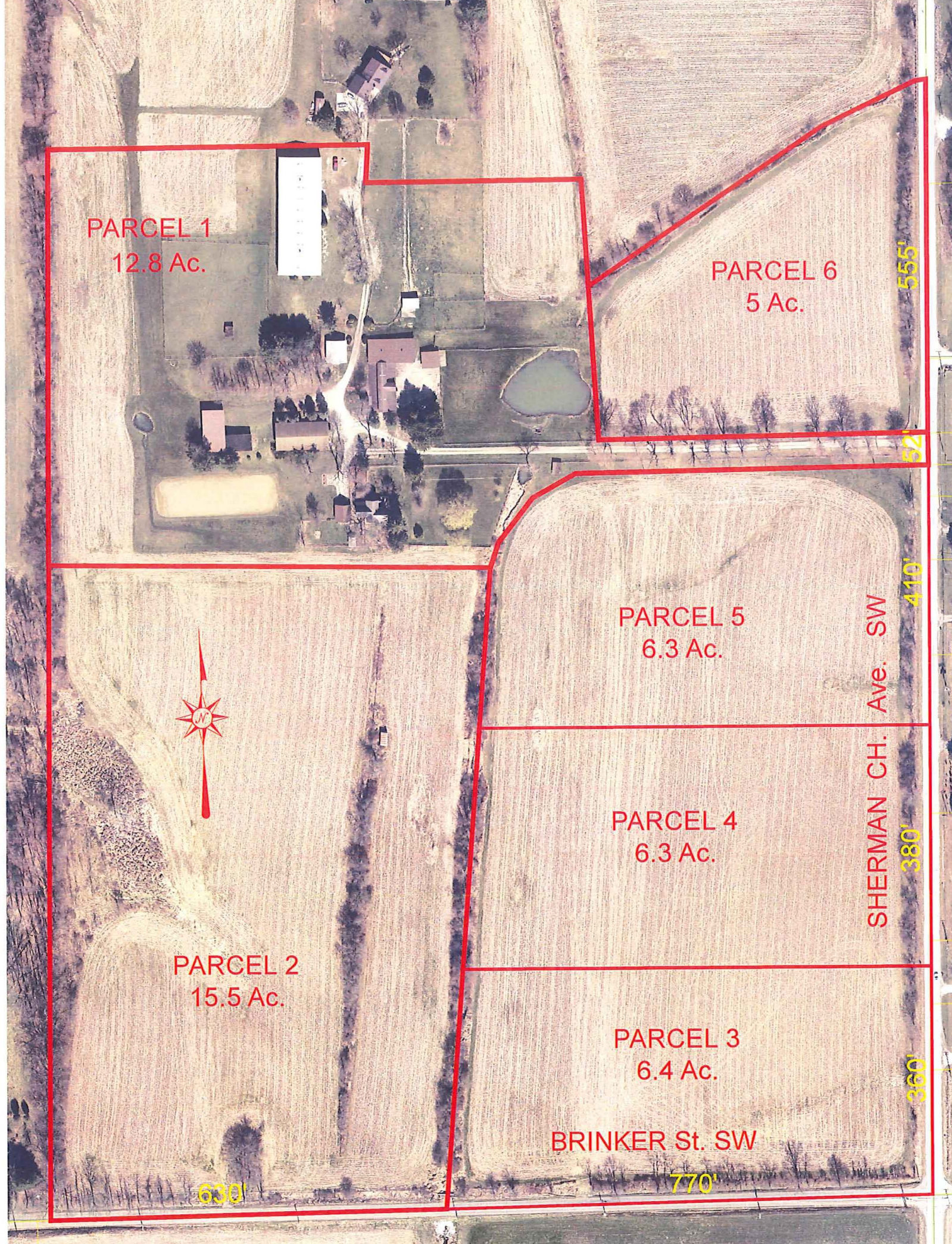


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Open House: Monday, October 13, 2025, 4:00-6:00 PM  
Horse Tack, Collectibles Start Selling at 10:00 AM  
Wagoneer & Equipment to Sell at 12:00 PM

**Real Estate:** 52-acre horse farm to be offered in 6 parcels and entirety. Improvements include a charming farmhouse, tucked away down a storybook tree-lined driveway, with 4 bedrooms, and 3 full baths. The farmhouse also includes an eat-in kitchen, sunroom, formal dining room, study, main floor bathroom and family room. Full basement with laundry and fuel oil boiler heat. Detached 2-car garage. Also on the property is a decked out 40x80 drive-through shop building with a 12'H x 14'W overhead door, featuring a two-story apartment with central heat and A/C, kitchen, full bath, two offices, laundry, and living room, plus a tool room, yoga room, and a versatile flex space currently used as a private home gym. The 70x190 indoor horse arena has rubber with sand specialty footing and 16ft high ceilings. Other improvements include a 14-stall horse barn with double stalls, washroom, and tack room; 2-stall 4-H barn; a 30x34 storage building plus multiple lean-to buildings for equipment storage. Rolling fields and ideal building parcels.

**Farm to be offered as follows:**  
**Parcel 1:** 12.8 acres with farmhouse, horse barn, riding arena, pond and outbuildings.  
**Parcel 2:** 15.5 acres, future homestead parcel with 630' of frontage on Brinker.  
**Parcel 3:** 6.4 acres, ideal building parcel with 1,130 ft. frontage on the corner of Brinker and Sherman Church.  
**Parcel 4:** 6.3 acres, ideal building parcel with 380' frontage on Sherman Church.  
**Parcel 5:** 6.3 acres, ideal building parcel with 410' frontage on Sherman Church.  
**Parcel 6:** 5 acres, ideal building parcel with 555' frontage on Sherman Church.

**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.

**Auto/Tractors/ATVs & More:** 1989 Jeep Wagoneer, 4x4, 101k miles, HD axles, disc brake conversion, tuned V-8, engine, ARB compressor, over \$10K upgraded in parts, ready to drive, 2nd owner, rust free, 12k warn winch, from Wyoming, hard to find; 2022 Polaris Ranger 1000 Premium, 2-seater with dump bed, has \$1,500 in lighting upgrades, custom wrap, doors, windshield and roof (\$5k overall), only 211 miles; Case 585 tractor, Case 2200 loader and bucket, 4,536 hrs., 1 remote; 6ft. 3pt. bush hog; 3pt 6ft. Driveway Drag; Allmand TLB 425 ESL 4x4 backhoe, 25hp Kubota diesel, 2ft. bucket; '22 12ft. 3k axle Fox trailer; 1965 BMW R-65 Series motorcycle (has not run in many years); Exmark Laser Z zero turn mower, 60" deck, 1,080 hours, new engine 2 years ago; 2008 Arctic Cat ATV, 700TRV, 4x4, 1600 miles, rear-bed and 2-up seat; Lance Vintage 150cc scooter, 125 miles; Chappy 75 Yamaha scooter; RAD electric bicycle, large frame, 470 miles; 1999 BMW F-650 Adventure motorcycle w/ saddle