

BYRON E COLLIER
ABSOLUTE ESTATE AUCTION

5045 PINEY DAM ROAD, CLARION, PA 16214
MONROE TWP *** CLARION CO.

LOCATED: 1/2 mile west of RT 80 on RT 68 West, turn on Piney Dam Rd. 7/10 mile to auction. Watch for Huey Auction signs.

SATURDAY, OCTOBER 31 @ 10:00 AM

REAL ESTATE SELLS @ 11:30 AM

All sells from lot #1 (main farm) on Piney Dam Rd.

316 +/- Ac sells @ absolute auction

Sells to high bidder * No Minimums * No Reserves
***(No Buyers Fee)**

One of clarion co's most beautiful picturesque farms, including river front lots. Offered in lots & combinations.

Be sure to make plans now to come walk this property.

Pick up a flyer & map in flyer mail box at lot #1.

Lot #1: 67+/- Acre Farmette w/350' frontage on Clarion River, open land, (2) ponds, finished elevated hunting stand. Lot #1 also includes beautiful 3 bed room, 3 bath, 2 story farm house w/lg open finished attic. Remolded & updated modern kitchen w/warm & inviting cabinetry w/island, lg counter space, dbl wall ovens, w/cozy scenic view breakfast nook leading to a spacious deck, laundry room, dining room opens into a parlor/family room w/lg fire place. Stair case leading to 2nd floor master bedroom & (2) additional bedrooms and finished attic. Hardwood floors & solid oak trim throughout. Attached 2 stall cemented garage. Lg inviting front porch. Oil hot water cistern water supply & septic. Also includes fabulous 46' x 70' bank barn constructed in 1887 well maintained w/cemented floor; 30' x 60' dbl drive through cemented corn crib w/20' x 60' lean to; 34' x 70' pole barn w/cemented floor w/lg cemented lot/feeding area, 36' x 72' machine shed/workshop w/36' x 42' insulated heated shop area 36' x 30' storage area. Huge beautiful open fields w/hi tensile fencing. Great for beef cattle of horse farm operation. Excellent frontage on Piney Dam Rd. **Re Terms on lot #1:** \$75,000.00 down day of auction (non-refundable) balance @ closing. **Lot #2: Beautiful Picturesque 31+/- Acres** of pasture & timber & meadow. Perked **RE Terms on lot #2:** \$20,000.00 down day of auction (non-refundable) bal. @ Closing. **Lot #3: River Front Lot 33+/- Acres** open land w/river hill timber w/350' frontage on clarion river w/bank barn, elevated hunting stand. Perked. **RE Terms on lot 3:** \$20,000.00 down day of auction, bal. @ Closing. **Lot #4: 23+/- Acres** w/approx 350+/- ft Clarion River Road frontage open w/nice level land w/some wooded area w/frontage on Piney Dam Rd. Perked. **Terms on lot 4:** \$20,000.00 down day of auction non-refundable, balance due @ closing. **Lot #5: 17+/- Acres** w/ frontage on Piney Dam Rd mostly wooded. **RE Terms on lot #5:** \$10,000.00 down day of auction, (non-refundable) bal. due @ closing. **Lot #6: 12+/- Acres** approx 1200 +/- Clarion river frontage w/marketable timber, woods. **RE Terms on lot #6:** \$20,000.00 down day of auction, (non-refundable) bal @ closing. **Lot #7: 13+/- Acres** beautiful wooded timber lot. **Re terms on lot #7:** \$10,000.00 down day of auction (non-refundable) bal. @ closing. **Lot #8: 120+/- Acres** of mostly wooded timber land, excellent hunting/great recreational land, frontage on Piney Dam Rd. **RE Terms on lot #8:** \$50,000.00 down day of auction (non-refundable) bal @ closing, abundant wild life, excellent hunting & recreational lands. All sells from lot #1, pick up a map & flyer @ lot #1, make plans now to attend.

Sells absolute to high bidder * No Minimums * No Reserves

For more info or appt to view contact auctioneer John R Huey II @ (724) 794-4737.

Also selling: JD Tractor* (2) atv's * CAN-AM UTV w/cab * Equip.* Tools * Guns* Antiques & Collectibles * HH's & Furnishings & more.

TRACTOR: JD 5101e limited, cah, 4x4, (sn 1lv5b1epby340998) 12 sp w/lh reverser, 2 hyds, mirrors (1540 hrs) w/h260 loader w/skid loader face plate.; JD x758 diesel 4 x 4 lawn tractor (489 hrs) w/JD mc519 grass catcher; pro z 700 4 wheel steer zero turn mower w/31 hp Kawasaki w/60" cut.; Post mast pull type fence post trimmer. **EQUIP:** Frontier 3 pt sickle bar mower; woods b w 15.50 Bat wing mower; 1000 gal fuel tank w/pump; ih 12' trans. Disc; 28' feeder wagon(fair); 100 & 300 gal Rubbermaid water tubs; Zimmerman auto. Hd gate; skid loader bale spear; (2) quick hitches; jd 3 pt weight box; Horning skid loader pallet forks; 3 pt spin spreader; 3 pt power horse log splitter; 12 volt mt spreaders & more. **UTV:** CAN-AM hd10 defender full cab, loaded (10,808 mi); atv's: Yamaha Grizzly 4x4 (1033 hrs); Yamaha Kodiak special 4x4. **GUNS:** Savage mod 24 223 over 12 ga w/scope; Rem. Mod. 870 12 Ga wing master; bba 22-250 w/scope; assorted ammo. **TOOLS:** Winco 25,000 watt 540 pto generator; 20 ton hyd press; Lincoln 225 amp elec welder; cutting torch outfit; hvy duty battery charger; Craftsman table saw; 80 gal upright air compressor; 3/4" dr socket set; all types sockets & hand tools; (2) Craftsman stack tool boxes; 6" bench vise; dbl end grinder; power tools; fluids; nuts 7 bolts; dbl trees; Echo & Husky chainsaws; pole saw; 2" trash pump; floor & hyd jacks; 100 gal transfer tank w/ 12 volt pump; log cahins; asst ladders & more. **COLLECTIBLES & ANTIQUES & HH FURNISHINGS:** 10, 6 & 2 gal new brighton cocks; cast iron bunny's door stop; child's rocker; (2) printers trays; victorian marble top table; washstands; oil lamp; small server/buffet (nice); area rugs & others; curio cabinet; leather recliner; rockers; side chairs; stands; lamps; coffee table;nice sofa; pedestal table w/ 4 chairs; fostoria glass; gaggle of geese stoneware; amcrest china; assorted glassware; kitchen wares; small kitchen appliances; lg fat screen tv; 4 pc wicker style patio set; king size metal bed (nice); 4 pc queen anne style chest of drawers, mirrored dresser, nite stands; beautiful spindle 4 post bed (nice); bent wood caned rocker; armour; oriental desk/bookcase; wooden trunk; Bow Flex Power Pro & other exercise equip.;Fort Knox combo gun safe; (2) Schwinn (1) Trek bikes; cookbooks & more. **TERMS:** cash or check w/current photo ID (no buyers fee) (no credit cards). Log onto auctionzip.com, use **AU ID #1361** to view listings & photos. Lunch & Restroom Available.

Auctioneers: John R Huey II AU-001588-I

Tim Powell AU-002754-I - Slippery Rock, PA 724-794-4737.