



**WIGTON**  
REAL ESTATE & AUCTION

Wigton Real Estate  
& Auction Co.  
20 West High St.  
Ashley, Ohio 43003

LARRY WIGTON 740.815.2848  
Auctioneer/Broker  
www.WigtonAuctions.com

Connect With Us Here!



United  
Country  
Premier Estates

KIMBERLY WILSON 813.810.0042  
Referring Broker  
www.PremierFarmsandRanches.com



United  
Country  
iNATIONAL  
High Velocity Marketing

MYERS JACKSON 229.726.0065  
Auctioneer/Marketing Producer  
www.CertifiedLandAuction.com

**SEARCH MARKETING MATTERS® - Do it with High Velocity**  
America's Land Auctioneers

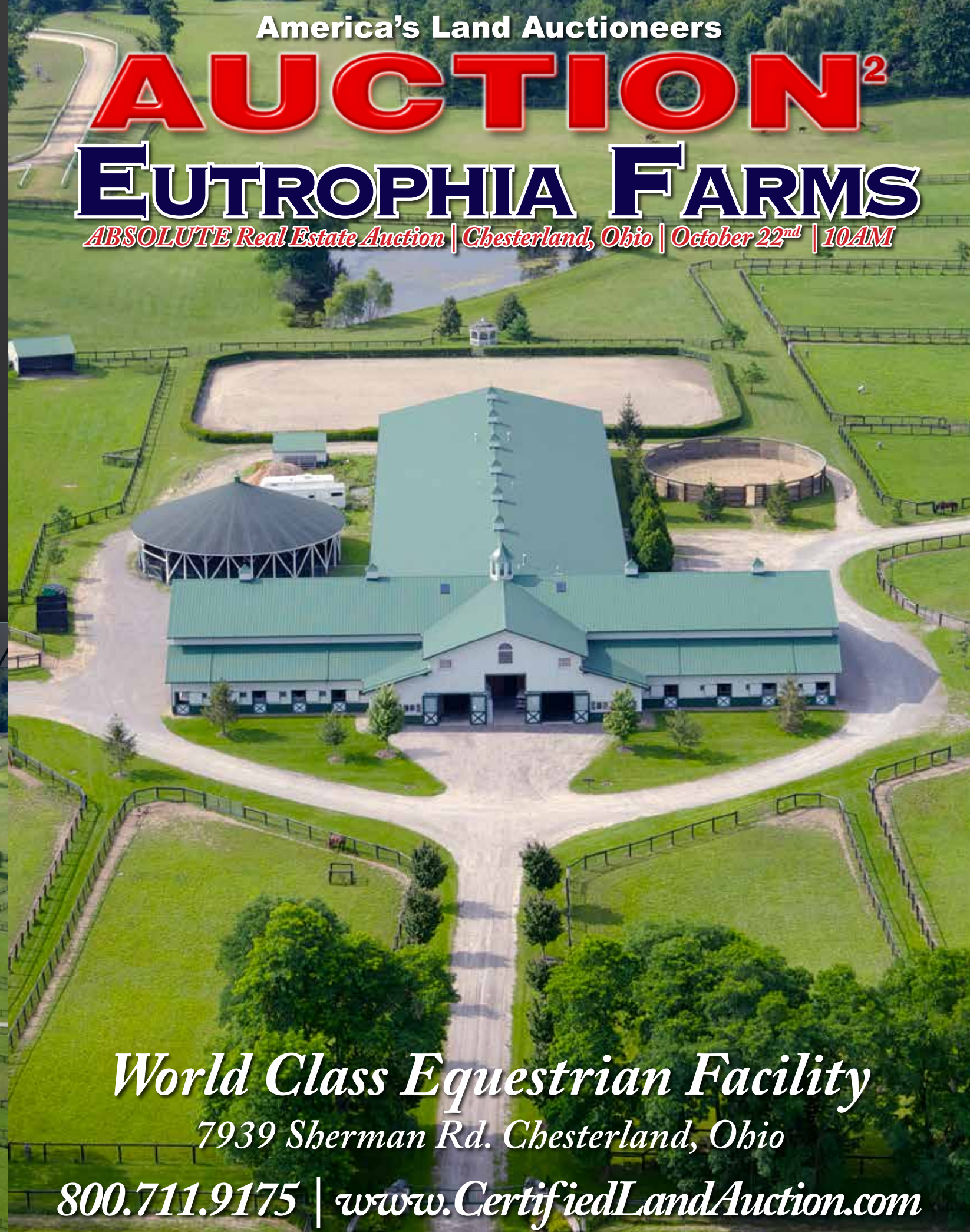


140 +/- AC World-Class Equestrian Facility | Farm Homes | Multiple Living Quarter Suites | 3 Lakes | 76 Stalls  
6 Barns ~ Exquisite and Functional Main Barn | 21 Grass Paddocks | 3 Furlong Racetrack | Wooded Trails  
16,000+ SqFt Indoor Arena | 28,000 SqFt Outdoor Arena | EuroSizer | Personal Property | Farm Equipment  
Trucks, Trailers, Tools, Breeders Sale - 21 Prime Thoroughbreds  
{ Breeders Sale Subject to Reserve and Prior Sale } { Real Estate, Land, Buildings, Listed Equipment Sells Absolute }

America's Land Auctioneers

# AUCTION<sup>2</sup> EUTROPHIA FARMS

ABSOLUTE Real Estate Auction | Chesterland, Ohio | October 22<sup>nd</sup> | 10AM



*World Class Equestrian Facility*

*7939 Sherman Rd. Chesterland, Ohio*

*800.711.9175 | www.CertifiedLandAuction.com*







# ADDITIONAL BUILDINGS AND GROUNDS

*Inspect all Buildings and Improvements from  
Thu, October 17th Through Mon, October 21st from 10AM - 4PM*





**WEANLINGS**

'13 Bertrandostreasure (KY)  
'13 Bimini Knot (KY)  
'13 Crack the Code (OH)  
'13 Curious Cat (KY)  
'13 Gaslight Gossip (KY)  
'13 Kimberlite (KY)  
'13 Little Venice (OH)  
Graduation Gift (OH)  
I'll Have a Double (KY)  
'13 Sousaphone (KY)  
'13 Woodflower (OH)

cMagna Graduate/Bertrandostreasure  
cMagna Graduate/Bimini Knot  
cMagna Graduate/Crack the Code  
cMagna Graduate/Curious Cat  
cMagna Graduate/Gaslight Gossip  
cMagna Graduate/Kimberlite  
fMagna Graduate/Little Venice  
fMagna Graduate/Money Card  
fMagna Graduate/Pina Colada  
cMagna Graduate/Sousaphone  
fMagna Graduate/Woodflower

**YEARLINGS**

Barbadian (KY)

cSpeightstown/Forever After

2 Y/O

Fasteel (KY)

fMagna Graduate/Kimberlite

**BROODMARES**

Bertrandostreasure '03

*In-foal to Magna Graduate*

Bertrando/Golden Arches

Bimini Knot '05

*In-foal to Magna Graduate*

Dynaformer/Hitch

Curious Cat '08

*In-foal to Majestic Warrior*

Tale of the Cat/Yo Ali

Gaslight Gossip '03

*In-foal to Majestic Warrior*

Woodman/Silent Account

La Tache '01

*In-foal to Magna Graduate*

Hennessy/Copano Bay

Little Venice '03

*In-foal to Magna Graduate*

Seattle Slew/Artful Pleasure

Money Card '03

*In-foal to Magna Graduate*

Left Banker/Unmarked Money

**RACE HORSES**

Super Sandy '11

gMagna Graduate/Queen Limbo

Northern Ransom '09

gNorth Light/Unmarked Money

Marvelous Maven '09

fPioneering/Mensa Madam

Englaterra '08

fJohannesburg/Rose Hips

**FULL EQUIPMENT SELL LIST:**

- 2002 GOLF CART TRAILER (SILVER)
- PEGASUS 6 HORSE TRAILER – 1998
- FREIGHTLINER – 2003
- GRAY F-150 – 2006
- VALLEY GOLF CART
- RED MASSEY FERGUSON TRACTOR – 1950'S?
- 2240 JD GREEN TRACTOR
- PURPLE FARM-TRAC TRACTOR – 1999
- 22 ft. HARROW, HYDROLIC, GREEN – 2006
- 1 LARCOM AND MITCHELL TRACK CONDITIONER, ORANGE – 2005
- 1 TRACK FLOAT – 2005
- INTERNATIONAL WATER TRUCK, DIESEL – 1983
- REVEAL – 2000'S
- EXMARK MOWER – 2001
- JOHN DEERE WALK BEHIND MOWER – 1990'S
- L 245 KUBOTA TRACTOR – 1980'S
- STARTING GATE
- KING CUTTER BOX BLADE 3.0
- 1 REVEAL 4-IN-1 ARENA LEVELER
- 2 CARRIAGES, 1 WITH HARNESS
- VARIOUS STANDARDS AND POLES
- BORN WOOD STOVE
- MARE AND FOAL STOCKS
- 3 CONVEYORS
- SMALL ROUND PEN, 7 PANELS AND DOOR
- 5X10 FT SINGLE AXEL FLAT BED TRAILER
- 11 FLY SYSTEMS
- 15 +/- BOX FANS
- DOZER RAKE
- JD LX176
- JD 214 RIDING MOWER
- 3 POINT BLADE
- HYDRAULIC DISK
- METAL FERTILIZER SEED SPREADER
- FIREWOOD
- L245 KABOTA TRACTOR
- 2 WEED KILLER SPRAYERS
- 1 GALVANIZED GRAIN SILO
- 3 WEED EATERS, BALTIC
- 2 GRASS SEED SPREADERS
- MULTIPLE STALL GATES
- JD SPREADER?
- 2 CASE INTERNATIONAL SPREADER MODEL 530
- H&S MANURE SPREADER MODEL 80
- 2 ELECTRIC HEATERS
- 2 CHAINSAWS
- VARIOUS MUCK BUCKETS
- SKIDOO SNOWMOBILE, ROTAX 380
- FRIDGE, FOALING UNIT
- DESK, FOALING UNIT
- 3 HAY FEEDERS
- 1 WOODS MOWER, MODEL 5
- 1 LANDPRIDE MOWER, RCR 1872
- ALUMIUM FLAT BED, 96'X66' SINGLE AXEL
- VARIOUS FOAL FEEDERS
- 2 RUBBER MADE CART
- 1 GRAIN CART
- SHELVES
- MULTIPLE TACK TRUNKS AND WALL BOXES
- WOODEN STORAGE BIN
- VARIOUS FORKS AND RAKES
- VARIOUS WATER TROUGHS
- 1 OAT GRINDER
- OFFICE CHAIRS
- LARGE CUPBOARD – ELIAS' OFFICE
- 3 DESKS
- SEVERAL FILE CABINETS
- VARIOUS BALNKETS, SHEETS, TURNOUT
- VARIOUS BOOTS AND WRAPS
- LEATHER HALTERS
- LEAD ROPES
- SHANKS
- SADDLE PADS AND BLANKETS
- HAY WAGON
- DRY EARSE BOARDS
- TRASH CANS
- BOARDERED NAVY RUG
- DINNING TABLE WITH 6 CHAIRS (CHERRY)
- REFRIGARATOR IN LOUNGE (BLACK)
- TROPHIES
- BENCHES IN LOUNGE
- GOLD FRAMED MIRROR
- 4 HUNT SCENE PRINTS
- SECRETARIAT PRINT
- WALL HOOKS
- TV SET
- COFFEE POT, PLATES
- MONKEY CHANDELIER IN LOUNGE
- PICNIC TABLES
- FOX SCENE RUG
- HORSE BUTTS PAINTINGS
- WICKER FURNITURE (BLUE)
- 18 GOLDEN SADDLE RACKS
- 35 GOLDEN BRIDLE HOOKS
- 2 HORSE SHOW SADDLE RACKS
- 2 HORSE SHOW BRIDLE RACKS
- 3 HORSE HEAD RACKS
- 1 WESTERN SADDLE
- COOLER/BLANKET RACKS



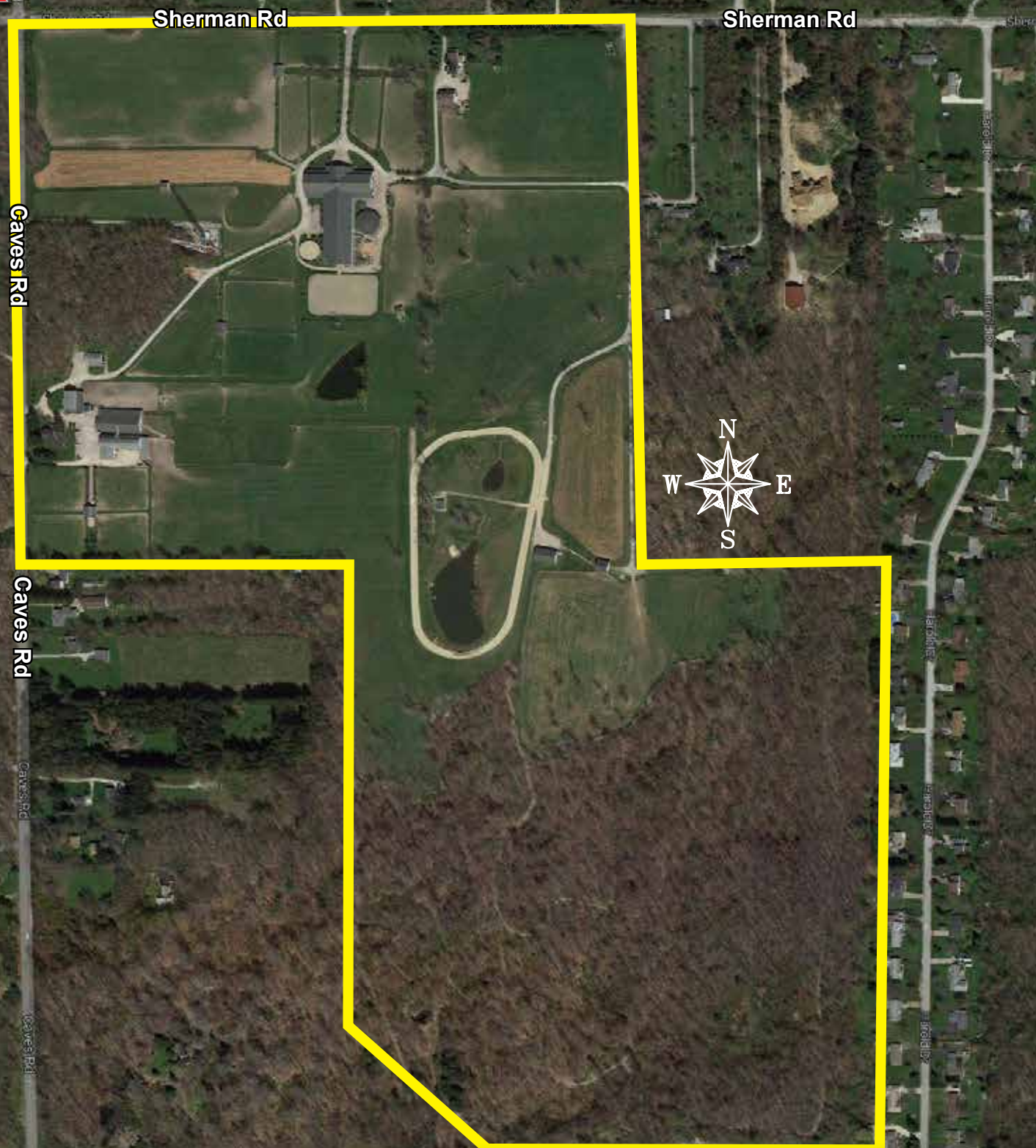


**Bid ONLINE at [www.CertifiedLandAuction.com/HorseFarm](http://www.CertifiedLandAuction.com/HorseFarm)**

**[www.CertifiedLandAuction.com/HorseFarm](http://www.CertifiedLandAuction.com/HorseFarm)**

**800-711-9175**





**OFFERED DIVIDED AND AS A WHOLE, GAS, OIL AND MINERAL RIGHTS  
WILL TRANSFER WITH THE PROPERTY.**

**ALL PERSONAL PROPERTY WILL SELL SEPARATE AS LISTED,  
HORSES WILL SELL SEPARATE AS LISTED.**

## General Terms Posted Here and Online Ask the Managing Auctioneer for Specific Terms of Each Auction

General Terms and Conditions Subject to Auctioneers Announcement

Tuesday October 22nd @ 10AM at the following location:  
GPS Address: 7939 Sherman Road, Chesterland Ohio  
At the Corner of Caves Road and Sherman Road  
Real Estate Brokers Larry Wigton, Wigton Real Estate and Auction  
Auctioneers: Larry Wigton, Wes Wigton, Myers Jackson

### DETAILS about the PROPERTY:

All information about the property can be found at [www.CertifiedLandAuction.com](http://www.CertifiedLandAuction.com) / Horse Farm / Eurtrophia Farms Call toll Free 1-800-711-9175 or, to get direct contact with the listing broker, call Larry Wigton at 740-815-2848 [www.WigtonAuctions.com](http://www.WigtonAuctions.com)

### PROPERTY INSPECTION

The Property will be open and available for inspection; time should be Thursday, October 17th through Wednesday Tuesday, October 21st from 10 am to 4 pm or prior to these dates BY APPOINTMENT. All bidders are encouraged to view the property prior to bid, being that all conditions of the property will be selling in "as is" condition. The seller will guarantee marketable title to the property; however, bidders must inspect all documents prior to the execution of the purchase and sale agreement, which is available upon written request.

### ONLINE BIDDING - LIVE BIDDING - PRIVATE OFFER

This property will be sold live onsite with online bidding available. Perspective buyers may review the terms and conditions of the property. For the buyer's assurance, please inspect and investigate any property prior to activating your offer/bid. The property is subject to all offers/bids in person, electronically, or by fax with written offer to purchase. This auction will be held by live outcry auction with online bidding. Bidders may make a written offer prior to sale with attached terms and conditions, with no exceptions.

### BIDDING REQUIREMENTS

Each perspective buyer must register and supply the necessary information required to make any offer and activate the bid. Auctioneers/Broker must examine the identity and financial condition of each perspective buyer prior to offer/bid. Contact the Auctioneer for specific requirements and ask for a bidder package. No bids will be accepted without prior registration and approval of the Auctioneer.

### PRESENT CONDITION

All Real Estate and Personal Property is selling in its present condition. Any perspective purchaser must investigate all property prior to bidding. This includes but not limited to all real property, buildings, improvements, structures, housing, stables, sheds storage, training facilities, wells, septic systems, fencing, driveways, road systems, selling subject to a communications tower lease, lease for oil, gas and minerals, all present entitlements, lease agreements and or other ownership of oil, gas and mineral rights will transfer to the purchaser at the time of closing.

### OFFERING The PROPERTY Divided and as a Whole

Auctioneers Reserve the Right to offer the property divided and may offer the property in combinations of individual tracts and as a whole. Property will sell the fashion to deliver the highest possible price and the best contract terms. The Property will sell ABSOLUTE however; Auctioneers are authorized by seller to use any method legal and ethical to determine the best bid price. Announcement will be made prior to any offering. No property is SOLD without the Auctioneer announcing the Final Gavel Call with the final bids accepted.

### TERMS OF THE REAL ESTATE

All real estate transactions are subject to the activation of a 10% buyer's premium due the day of the sale. This fee is added to your offering or bid price and will be payable to Auctioneers/Broker for services rendered. All transactions are subject to an additional 20% deposit on the contracted amount and must close no later than Friday November 22nd, subject to "as is" condition, special conditions and terms of the auction. Ask for the Bidder Qualification Package prior to bidding.

### PERSONAL PROPERTY - EQUIPMENT

All personal property will be sold separate from the real estate, unless otherwise posted. All personal property and equipment will be offered without guarantee or warranty of any kind. Personal property may be inspected on Monday October 21st from 10 AM to 4PM. Subject to package or bulk bidding, buyer's premium, sales tax and online bidding. List may be obtained by email request to [info@uccre.com](mailto:info@uccre.com)

### REPRESENTATION

Auctioneers and Brokers have a client relationship with the seller and represent the seller. Prior to any engagement about any property understand the agency relationship. Auctioneers and Brokers do not represent any buyer of real estate or personal property. This information is available in the marketing circular of each property. AUCTIONEERS AND BROKERS represent the clients of Eutrophia Farms. Auctioneers are licensed and in Compliance with Ohio Department of Agriculture, Auctioneer Program.

### BROKER PARTICIPATION

All broker/agents are encouraged to participate in any transaction. Contact the Auctioneers/ Brokers and ask for the correct form to register your customer to make the offer and bid for the available property. All buyer brokers must fill out a Buyer Broker Registration Form 48 hours after receipt of the Buyer Broker Registration Form by the Agent and must be returned immediately to insure proper registration.

### LEAD BASE PAINT and OTHER DISCLOSURES

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioural problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase. Any perspective purchaser may conduct his or her own lead base paint inspection 10 days prior to the bid opening and sign a waiver as a part of the purchase and sale agreement. All perspective bidders may inspect during normal business hours for 9 am - 4PM October 11th - October 21st a representative will be available for other inspections during that time.

### CONTACT INFORMATION

For a guided property tour contact Larry Wigton CAI Real Estate Broker / Auctioneer at 740-815-2848; Kimberly Wilson / Equine Property Specialist / Referring Real Estate Broker 813-810-0042; Myers Jackson CAI, AARE, at [Info@UCCRE.com](mailto:Info@UCCRE.com) or 229-726-0065.

iNational Corporation "Search Marketing Matters with High Velocity", President, Myers Jackson, Cooperates with Real Estate Brokers Agents and Auctioneers as a marketing consultant and producer of published materials. Each Auctioneer or Real Estate Company is independently owned and operated and may vary for each state or municipal location. Each property sale is enforce by Auctioneers and Real Estate Brokers and Agents with proper licensee qualifications, check your local licensing authority for each Individual or Company. Properties are selling "AS-IS, WHERE-IS, with any and all faults" Auctioneer has the right to accept bids online or in the live auction announcing the bid award at the final gavel call and property may be removed or sold prior to auction. Online Auctions Subject to Bidding Terms, other Terms and Conditions announced prior to the auction and will take precedence over posted, announced, and written matter or prior oral statements. All maps and diagrams are for informational purposes only; aerial photos may be older versions. All documents and information is being furnished to the bidder for bidder's convenience, and it is the responsibility of the bidder to determine that the information contained herein is accurate and complete. Any reliance on the contents shall be solely at the bidder's risk. Additional terms and documents may be posted-online for bidder inspection, understanding that all sourced information is deemed reliable but not guaranteed. iNational Search Marketing Matters with High Velocity is Strictly a Marketing Company and produces Digital, Print and Video Marketing for Real Estate Brokers and Auctioneers to produce the highest quality marketing available nationwide.



MYERS JACKSON 229.726.0065  
Auctioneer/Marketing Producer  
[www.CertifiedLandAuction.com](http://www.CertifiedLandAuction.com)



LARRY WIGTON 740.815.2848  
Auctioneer/Broker  
[www.WigtonAuctions.com](http://www.WigtonAuctions.com)

### America's Land Auctioneers

- Serving the US and International Communities
- High Quality Service, Pride and Professionalism
- Competitive, Dependable, Flexible, Team Power
- Subject Matter Experts in Auction Services