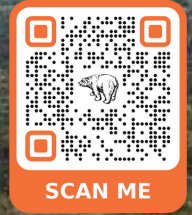


# Rust Family Farm Auction



2601 Orangeville Rd, Masury, Ohio 44438



WHOLE FARM



PARCEL 2



PARCEL 3



PARCEL 4



PARCEL 5

## Auction Information

The order and process for this auction will be as follows. Parcel #1 will be sold first and will not be combined with the rest. We will then sell parcel #2 and hold the bid. We will then sell parcel #3 and hold the bid. We will then offer parcels #4 & 5 by the acre and choice and will hold the bids. We will then add up the totals from parcels #2-5 and offer them as a whole. The farm will sell in the manner that produces the highest bid price.



SHOW DATE: THURSDAY OCTOBER 16, 2025 4-7 PM

AUCTION: SATURDAY NOVEMBER 1, 2025 AT 10 AM

**Wade Baer**

AUCTIONEER - BROKER - REALTOR

## About the Farm



Multiple properties available, including a 2.5-story brick farmhouse on 94± acres with outbuildings, a remodeled 2-bedroom home on 5+ acres with pond, and an 83± acre parcel with 55 tillable acres. These properties offer a mix of homes, barns, and open land, perfect for farming, storage, or country living.



2 Homes



Buildings



187± Acres



Live & Online Bidding

(330) 424-2705

wade@baerauctions.com

www.baerauctions.com



## **PARCEL 2: 2701 ORANGEVILLE RD**

Features a 2.5-story brick farmhouse with 4 bedrooms, 2 baths, and 2,060 sq. ft. on 94± acres. The property includes multiple outbuildings—a 40'x100' block shop, 65'x120' former bottling plant, 50'x90' pole building, and 45'x65' machinery shed—along with tillable ground, pasture, woods, and a ½-acre pond.

## **PARCEL 3: 2589 ORANGEVILLE RD**

Two-story frame home with 2 bedrooms, 1 bath, and 704 sq. ft. on 5+ acres with a pond. Features include updated interiors with new floors and windows, an eat-in kitchen, full basement, covered rear porch, and a 2-car block garage with new doors and concrete floors.



## **PARCEL 4:**



This is a 5+ acre parcel with approximately 480' of road frontage. The land is mostly open with some wooded in the rear.

## **PARCEL 5:**



83± acres with about 35' of frontage on Hogue Sharon Rd and limited frontage on Orangeville Rd. Includes roughly 55 tillable acres, with the balance mostly wooded.

## **PARCEL 6: WHOLE FARM**

This lot is the combination of parcels 2 - 5. It will include 2 homes and all the outbuildings sitting on 187± acres with approximately 100 acres tillable.