

# ABSOLUTE AUCTION

FRIDAY, SEPTEMBER 12, 2025, 10:30 AM  
REAL ESTATE SELLS FIRST



REAL ESTATE



## 20-ACRE FARM

Former Dairy/  
Creamery

13181 CLARIDON TROY RD.,  
BURTON, OH 44021

### AUCTION HIGHLIGHTS

- Event Center With Several Improvements
- Claridon Twp.
- Geauga Co.
- Berkshire Schools
- Outstanding Hilltop Setting

### Also Selling Description:

- John Deere & Case IH Tractors
- Manure Tanker
- Case Loader

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All sells to the  
highest bidders  
on location.*



#### REAL ESTATE

This property is beautifully situated on top of a hill overlooking scenic agricultural land. Former dairy, farmstead creamery and agritourism venue. Consists of an event center/office/former milking parlor building with a full walk-out basement. Covered porch with fantastic views. Additional buildings include a pole barn, machinery/hay barn, and large concrete pads. There's one water well on the property along with a water filtration system. The facilities include the following structures/improvements: Event/office building with a full walk-out basement built in 1999, pole barn 280' x 96' built in 1999, machinery/hay storage building built in 1999, large concrete pads built in 1999 and 2004

#### 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.

#### JOHN DEERE & CASE IH TRACTORS, LOADER, TANKER, MANURE PUMP

2005 JD 8220 MFWD tractor, C/H/A, 18.4-46 rubber, axle duals, 3 pt., quick hitch, 4 remotes, fr. weights, 10K hrs, PS trans; 1992 Case IH 7130 Magnum cab 2WD 18 sp PS 540/1000 PTO 3 remotes fr. weights, 480/80R42 rubber with axle duals, hrs unknown; 1995 Case 621B articulate loader, 4 sp with shuttle, new radiator with bucket and forks, 8700 hrs; 2019 Jamesway 42" pompeller manure pump; 2018 Diller tri-axle 6800 gal manure tank air ride with 28LR26 tires, Gea Houle fill pipe and stand with rubber line; (3) quick hitches; 3 pt tire scraper

#### ONSITE TERMS

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.

#### ONLINE TERMS

Visa, MasterCard & Wire Transfer accepted. Wire Transfer or Certified Check required on purchases totaling \$2,500 or greater. 10% buyer's premium on all sales. Information is believed to be accurate but not guaranteed. Multi par auction process may be used.



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