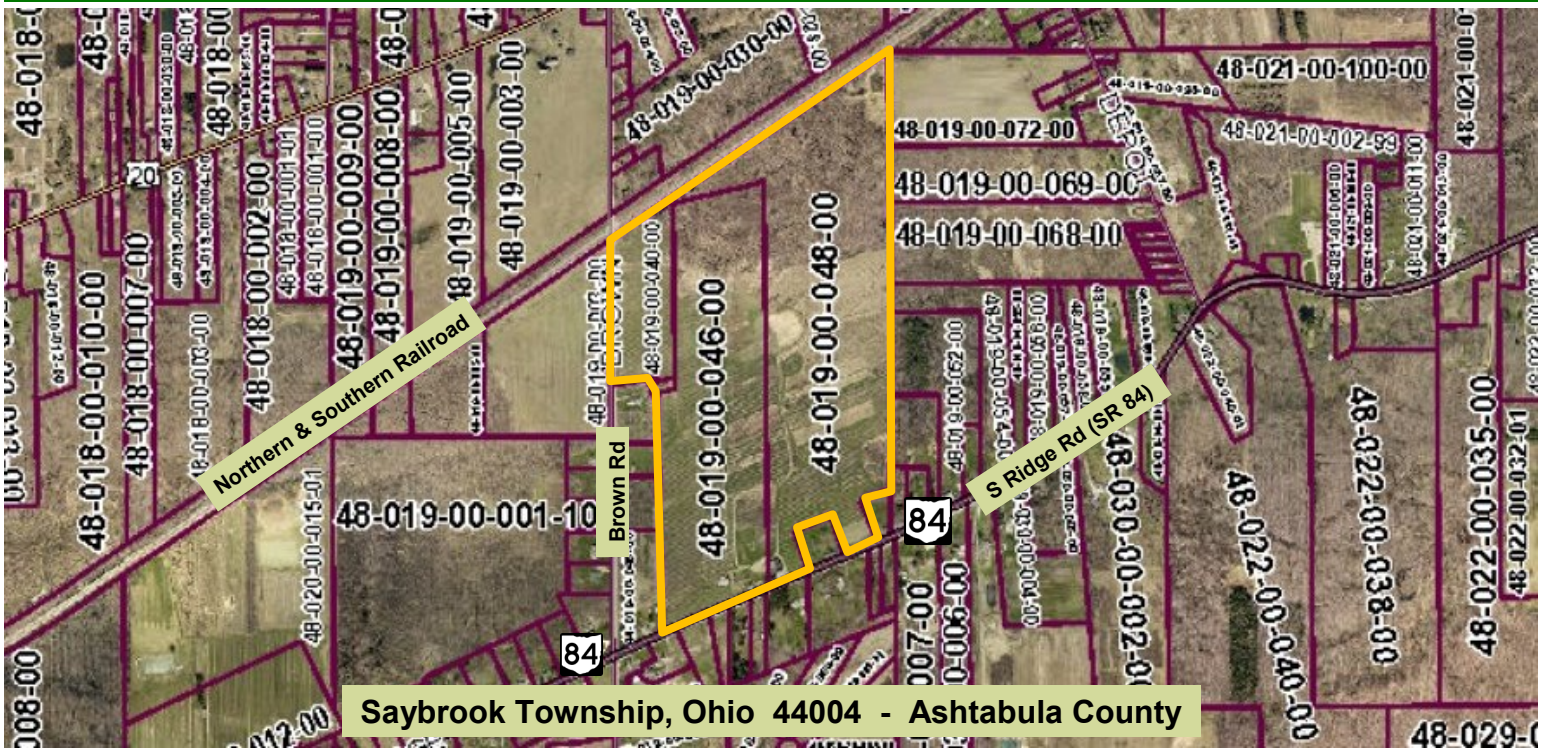


# Kiraly's Orchard For Sale

103.05± Acres - House - Production Equipment - Gas/Oil Wells

6031 South Ridge Road (SR 84) and Brown Road

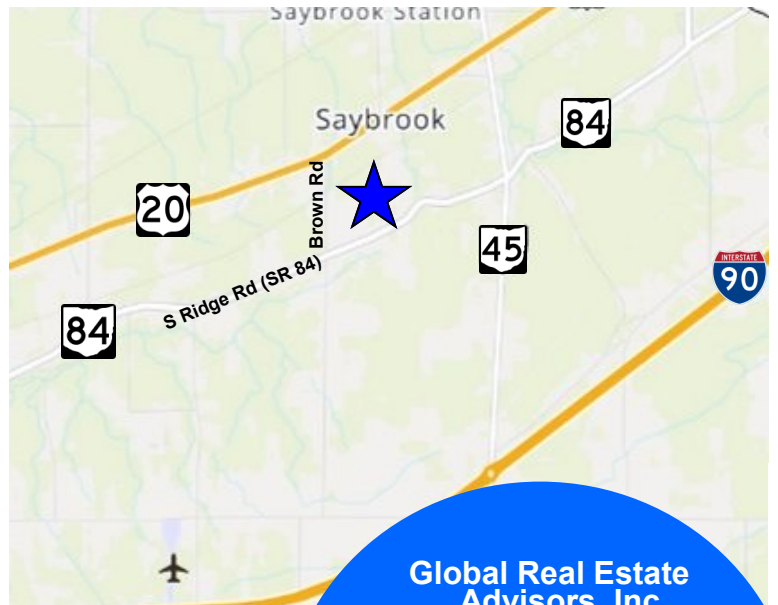
Saybrook Township, Ohio 44004 (Ashtabula County)



## Property Features:

- 103.05± Acres
- Zoned "R-2" Residential/Agriculture
- 900± FT - Frontage on Brown Road
- 1,231± FT - Frontage on S. Ridge Rd (SR 84)
- Two-Story House - 6031 S. Ridge Road (SR 84)
  - 1,656± SF
  - Full Basement
  - Built 1900 - Renovated 1976
  - Three (3) Bedrooms, 1.5 Bathrooms
- Situated Between SR 534 and SR 45 on SR 84, Just North of Interstate 90

**Sale Priced at \$725,000**



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## Property Features Continued:

- Pole Building - 2,880± SF, Built in 1983 - Used for Equipment Storage
- Barn - 4,561± SF - Production/Sales
- Built-In Cooler Room
- All Equipment used for Orchard Business Including Tractors, Apple Cleaning and Bagging System and **Much, Much More!!!**
- Permanent Parcel Numbers
  - 480190004000 - Brown Road 9.36± Acres
  - 480190004200 - Brown Road 0.21± Acre
  - 480190004600 - 6031 South Ridge Road 40.06± Acres  
(Includes Barn, Pole Building, House, Misc.)
  - 480190004800 - State Route 84 53.42± Acres
- All Business Equipment, Included But Not Limited to the Following:
  - New Holland TL80 w/cab
  - New Holland Bommer 4055
  - New Holland TC55D Tractors
  - New Holland 170 Skid Steer w/Tracks, Forks, Bucket, Auger
  - Durand Wayland 500 Gallon Super Spray Sprayer
  - FMC 100 Gallon Weed Sprayer
  - 3 PT Fertilizer Spreader
  - 9 FT Pickup Disc
  - 6 FT Pickup Disc
  - 6 FT Rototiller
  - 2-3 PT Air Compressors
  - 3,000 LB Elevating Forklift
  - Bin Water Dump
  - Hot Water Washer
  - Waxer
  - Drying Tunnel
  - 2 - Midwest Auger Baggers
  - Kwik Lok Machine
  - 3M Tapping Machine
- Estimated 2018 Sales:
  - 9,000± Bushels of Apples
  - 400± Bushels of Peaches
  - 100± Bushels of Plums
  - Berry Sales Vary Year to Year



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6031 S. RIDGE RD - KIRALY'S ORCHARD



VIEWS FACING NORTH EAST



VIEW FACING SOUTH



APPLE ORCHARD



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BERRY FIELD



SUPER SPRAY SPRAYER



GAS/OIL WELLS



DRIVE-IN COOLER



COOLER



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STORAGE & WAREHOUSE



WASH & WAX LINE

BAGGING LINE



TWO-STORY HOUSE



TWO-STORY HOUSE



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STORAGE SHED

RETAIL CENTER



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