

On instructions from H M & J M Needler following the sale of the farm

RANBY GRANGE, RANBY, MARKET RASEN LINCOLNSHIRE, LN8 5LN



**7 TRACTORS, TELEHANDLER & FORKLIFT, RANGE OF TRAILERS
MOTOR VEHICLES, CULTIVATION EQUIPMENT, HAYTIME
EQUIPMENT, LIVESTOCK REQUISITES, GENERAL FARM MACHINERY
& MISCELLANEOUS ITEMS**

**FOR SALE BY PUBLIC AUCTION
11.00AM SATURDAY 14 SEPTEMBER 2024**

Eastfield, Albert Street, Brigg, North Lincolnshire, DN20 8HS
Telephone: 01652 653669



i-bidder.com
live auctions

BidSpotter.co.uk



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SITUATION

A location plan is printed on the rear cover of this catalogue and "To the Sale" signs will be erected on the sale day.

What3words - drooling.guidebook.posts - main farm entrance.

VIEWING

The lots will be available for inspection on the morning of the sale from 8.00 am and on Friday 13 September 2024 from 12.00 noon until 5.00 pm. Earlier inspection of specific lots can be arranged by appointment with the Auctioneers.

CONDITIONS OF SALE

The auction will be conducted in accordance with the conditions of sale printed within this catalogue.

Please note: Purchasers will pay 5% commission plus VAT over and above the purchase price. Purchasers via I-Bidder/Bidspotter will pay 7.5% commission plus VAT.

VALUE ADDED TAX

VAT will be levied at the appropriate rate on the purchase price of all items, where applicable.

COMMISSION BIDS

The Auctioneers will be pleased to execute written commissions on behalf of any person unable to attend the sale. For further details please contact the Auctioneers.

PAYMENT

At the fall of the hammer all lots shall be at the risk of the purchaser. All lots must be paid for prior to removal unless specific payment arrangements are made and all buyers are encouraged to pay by bank-to-bank electronic transfer. Cash and cheques will be accepted but **we do NOT accept any form of card payment.**

BUYERS NUMBERS

All potential purchasers not already registered with DDM Agriculture are requested to register with the Auctioneers Clerks by giving their full name, address and telephone number. They will then be allocated a permanent Buyers Number for this sale and all future DDM Agriculture, JH Pickup & Co and Townend Clegg Agriculture auctions.

LOADING

There will be loading facilities on site to assist with the loading of Lots up until 5.00pm on Saturday 14 September 2024. This facility is provided entirely at the risk of the purchaser, who must be responsible for supervision. The Auctioneers accept no liability whatsoever.

ONLINE BIDDING

Live online bidding will be available at this sale via [ibidder.com](https://www.ibidder.com) or [bidspotter.co.uk](https://www.bidspotter.co.uk). We recommend that you register for online bidding before the day of the sale. DDM Agriculture accepts no liability for any loss of connectivity and the ability to bid on the day of the sale.

FURTHER INFORMATION

For further information please contact Tom Norman on (01652) 653669. On the day of the sale the Auctioneers can be contacted on 07920 232135 - Tom, 07970 126302 - Tony, 07970 126300 - Giles, 07970 126304 - Tori, 07733 706292 - Cecilie or 07970 126303 - Andrew.



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TRACTORS

2017	Case IH105C Farmall four wheel drive c/w 40K transmission, 105hp, air conditioned cab, 50kg rear wheel weights, 13.6 R24 front & 420/85 R34 rear tyres, front LRA85 front loader c/w manure grab. 1,600 hours	NK17 ASD
2006	Case IH MXM155 four wheel drive c/w 40K transmission, 150hp, air conditioned cab, 16 no. 45kg front weights, 420/85 R28 front & 520/85 R38 rear tyres. 6,650 hours	YN06 AVG
2001	New Holland TS115 four wheel drive c/w 40K transmission, 100hp, air conditioned cab, front weight box, 14.9 R24 front & 16.9 R38 rear tyres. 7,278 hours	Y585 OFW
2000	Case MX135 four wheel drive c/w 40K transmission, 135hp, air conditioned cab, 10 no. 47kg front weights, 420/85 R28 front & 20.8 R38 rear tyres. 7,400 hours	W871 KTL
1991	Case International 1455XL four wheel drive c/w 30K transmission, 144hp, air conditioned cab, 16.9 R28 front & 20.8 R38 rear tyres. 7,022 hours	H249 WWW
1968	Ford 4000 two wheel drive. (Owned by the Needler family since new). Showing 2,300 hours	OFU 987G
1964	Fordson Dexta two wheel drive c/w roll bar safety frame, 575/600/16 front & 12.4-28 rear tyres. (Owned by the Needler family since new). Showing 3,200 hours Front Loader c/w Manure Fork & Bucket (to fit above).	822 HBE



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TELEHANDLER & FORKLIFT

- 2014 Caterpillar TH406 four wheel drive & steer c/w air conditioned cab, mud guards, 460/70 R24 tyres (Serial No. YC500000TBX00603). FX14 DNE
5,021 hours
McHale Silage Grab (to fit above).
Manure Grab (to fit above).
Bucket (to fit above).
Grain Pusher (to fit above).
Bale Grab (to fit above).
2.3m man Basket (to fit above).
- 1985 Manitou Forklift c/w pallet pines, rear steering, 460/70-24 front & B702 EVL
9.00/16 rear tyres .
10,973 hours
2.15m grain Bucket (to fit above - in need of repair).
Manure Fork (to fit above).

TRAILERS

- 2011 Armstrong & Holmes 14 tonne tandem axle hydraulic tipping Trailer c/w sprung drawbar, hydraulic back door, easy sheet, glass viewing screen, ladder & 560/45 R22.5 flotation tyres.
- 1997 Armstrong & Holmes 11 tonne tandem axle hydraulic tipping Trailer c/w manual back door & grain chute, silage sides and Super Single 385/65 R22.5 tyres.
- 1996 Bailey 11 tonne tandem axle hydraulic tipping Trailer c/w manual back door & grain chute.
- 1984 Armstrong & Holmes 10 tonne tandem axle hydraulic tipping Trailer c/w manual door & grain chute, silage sides & 22.5/80-15.3 tyres.
- Pettit single axle hydraulic tipping Trailer c/w wooden sides & floor.
6m low loader Trailer c/w part metal & part wooden floor, hydraulic lift & 385/65 R22.5 tyres.
3 no. 6m Bale Trailer c/w wooden floor & 4 wheels.
4.6m Bale Trailer c/w wooden floor & 4 wheels.
- 2011 Ifor Williams Cattle Trailer c/w tri-axle, spare wheel, personnel door & partition gate.
2m car Trailer.



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DDM Agriculture, J H Pickup & Co and Townend Clegg Agriculture are now a leading firm of rural practice Chartered Surveyors, operating primarily in Lincolnshire, Yorkshire and Nottinghamshire. Our dynamic and experienced team has a diverse skill set, ensuring we offer clients up-to-date expertise on a wide range of topics, tailored to individual requirements.

We are *passionate* about and *specialists* in:-

Strategic Planning

With a proven track record of success, our 'end-to-end' planning services to landowners include:-

- promotion of land through the local plan process, to secure allocation;
- preparation and submission of planning applications;
- negotiation of option and promotion agreements with developers; and
- marketing and negotiation of sale of development sites.

Solar, Renewable and Energy Projects

As one of the leading specialists in the country, therefore having the benefit of being actively involved in numerous negotiations throughout both England and Scotland, we provide advice that is current and reflects the continually changing face of the energy sector. The potential opportunities this sector offers can be very significant for any size of business so our expert advice is essential, from the outset.

Utility & Infrastructure Schemes

There are a significant number of major utility upgrade programmes and new infrastructure projects ongoing across the region. We are highly experienced in the complexities of such works, able to assist you throughout. We can help you understand and potentially influence the impacts upon you and your business at the outset, advise as to your legal rights and obligations, help you with the effects of physical implementation of the works and always ensure you receive the full compensation you are entitled to.

Stewardship & ELMS

We assist in the identification of stewardship opportunities and submission of applications for the correct level of scheme to suit individual circumstances. The emerging ELMS scheme will offer many opportunities but selecting the correct options and completing the documentation can be daunting so our team of specialists are available to assist.

If you wish to discuss your own requirements,
please contact a member of the team on

01652 653669 - DDM Agriculture

01302 714399 - JH Pickup & Co

01405 331333 - Townend Clegg Agriculture



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MOTOR VEHICLES & CRAWLER

2007	Landrover Range Rover Sport SPS 3.0 TDV6 four wheel drive 5dr c/w towbar, full leather interior & air conditioning. MOT until February 2025, 93,500 miles	FE57 DWV
2010	Isuzu TF Rodeo Denver max 2.5TD intercooler four wheel drive, twin cab Pickup c/w towbar. MOT until 27 September 2024, 64,600 miles	FY60 UYS
2015	Kubota RTV X900 diesel Gator c/w variable transmission. 3,400 hours 2.2m 100 litre tank paddock Sprayer (to fit above).	YN15 EVR
1976	Case Crawler 850 c/w bucket.	

CULTIVATION EQUIPMENT

Ransome 5m hydraulic folding trailed Discs.
1996 Dowdeswell 4m hydraulic trailed Discs.
Weaving 3m hydraulic lifting Discs.
Massey Ferguson 520 Discs.
Kongskilde TKE Triple K 4m springtine Drag.
Superflow 10 leg Drag.
3.0m 3 row Pigtail Drag.
Dowdeswell 4+1 furrow offset Plough (to fit crawler).
Ransome Mole Plough.
2004 Concept Perugini 4m Power Harrow c/w packer roller (Serial No. 402190).
6.2m hydraulic folding Rolls.
3.2m flat Roll.

HAYTIME EQUIPMENT

2017 Kverneland Mower Conditioner 3224MN (Serial No. Kt468502).
2008 Kubota G21 diesel Mower c/w GC Pro48 deck & power steering.
Pottinger Turner Eurohit 54N hay Turner.
Bomford hay Turner.
Krone Swadrow 42/13 4m twin row Rotor Rake (Serial No. 905789).
PZ Haybob.
2014 New Holland Roll-Belt 150 Super Feed round Baler c/w 500/55-20 tyres (Serial No. 754964017).
2009 Concept Perugini 8ft rear mounted Pasture Topper (Serial No. 9011233).
Twose Buck Rake.
Chilton flat 8 bale Grab.
Tanco hydraulic bale Squeeze.



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LIVESTOCK REQUISITES

1996 (Approx) Kverneland Taarup Ten X silage Chopper (Serial No. 382835).
1998 Richard Western 5 tonne, single axle, silage Feeder.
Blaney Forager X10 bale Feeder.
700 no. haylage Bales.
Bateman Cattle Crush c/w digital weight (floor weigh).
3 no. Cattle Crushes.
Freestanding cattle Feeders.
Feeder Troughs c/w hayracks.
Qty of Calf Creeps.
Calf Milker.
14 no. Starlite mineral Buckets.
Qty of Gates & Barriers.
3m metal Gate.
Metal water Trough.
Hunt Roller Mill insitu Unit (Buyer to remove).
Twose post Knocker (new chain needed).
Qty of electric fence Posts.

GENERAL FARM MACHINERY

2013 Amazone ZAM 2201 twin disc fertiliser Spreader c/w 1.8 tonne hopper.
Bomford Farm Trim 435 Hedgecutter (Serial No. 1441T).
NC 700 Road Runner 2.2m Sweeper (Serial No. 003359).
6 inch Grain Auger (homemade).
4 inch Grain Auger.
12m Stocks Pelleter.



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MISCELLANEOUS ITEMS

Husqvarna S25RX Strimmer.	Qty of Rabbit Netting.
Stihl HS82T Hedgecutter.	2 no. Scatterbird bird Scarers.
Stihl 039 Chainsaw.	2 no. Fairbang bird Scarers.
Stihl Chainsaw.	3 phase arc Welder.
3 no. Chainsaws.	Sealey Welder.
Knapsack Sprayer.	Acetylene Bottles.
Creosote Sprayer.	2 no. petrol Engines.
Strimech 2 tonne 2.5m grain Bucket.	Garden Roller.
Potato Chopper c/w electric motor.	Submersible Pump.
10,000 litres bunded diesel Tank.	Various Tanks.
Manure Fork.	Various Tyres.
Lister diesel fan on dolly.	Qty of hand Tools.
Concrete Weight Block.	
Petrol Cement Mixer.	
Pallet of box/round metal.	
2 no. Sack Barrows.	
Wheel Removal Trolley.	
Trolley Jack.	
Magnum Compressor c/w trolley.	
2 no. sets of Potato balancing Scales.	
4 no. grain Spears c/w electric fans.	

ITEMS INCLUDED BY KIND PERMISSION

2009 Horsh Terrano 6FG Cultivator c/w 21 tines, levelling harrow & rear tow hitch.
2008 AS Marston 14 tonne tandem axle hydraulic tipping grain Trailer c/w flotation tyres, hydraulic back door & rollover sheet.
Marshall tandem axle 7 tonne Trailer c/w grain sides.
Cattle Trailer.
Victoria Carriage c/w leather hood, patent leather splash & mudguards.

Conditions Of Sale

1. In accordance with the Lincolnshire, North Lincolnshire and North East Lincolnshire custom, the Purchaser shall pay 5 per cent commission in addition to the purchase price.

2. All lots-which term shall include all forms of personal property whatsoever and property fitted or affixed to land - are tendered for sale subject to these Conditions, no variation of which shall be valid unless made in writing and signed by a person duly authorised by the Auctioneer. In these conditions "the Auctioneer" shall be the company or firm or person, or his or their servant or agent, who has agreed to auction any lot. By making a bid for any lot, the person making the bid warrants that he has read, makes his bid upon and agrees to be bound by these Conditions, and further warrants that he has due authority and capacity to make the bid, and binds both himself and any employer or principal to honour any contract resulting there from. Any bid shall be deemed to be an offer by the buyer (a term used herein as including the bidder and any principal or employer of the bidder) to purchase any lot tendered upon these Conditions alone.

3. The Auctioneer tenders any lot for sale as agent for and on behalf of the person from or through whom instructions for sale have been received (the Seller) and not on the Auctioneer's own behalf. The sale of any lot shall be concluded and binding at the moment when the lot is knocked down. The highest bid will be accepted save in exceptional circumstances, such circumstances to be determined by the Auctioneer whose decision shall be unchallengeable.

4. The Auctioneer shall have the sole and exclusive right at the site of the auction to determine all matters whatsoever concerning the conduct and/or effect of any auction sale or purported sale and without prejudice to the generality of the foregoing, he shall be entitled to resolve disputes between bidders, to reject any bid, to withdraw, divide or consolidate any lot or lots and he will be entitled to bid on the Sellers behalf. He will further be entitled to require proof of identity and/or of authority from any bidder.

5. The buyer must forthwith identify himself and any principal or employer, together with appropriate means of identification, to the Auctioneer, his servants or agents and if required to do so must pay 25 per cent of the sale price forthwith by way of deposit. The total sale price, less any such sum, must be paid to the Auctioneer at his office or elsewhere as he may direct. Payment in full shall be deemed not to have occurred until any negotiable instrument has been honoured in full (or cash has been paid) such payment to be made within the time specified in the sale notes or in default of the specification by 5'o clock pm on the day of the auction or on the next complete working day (excluding Saturdays). Time of payment shall be of the essence. The buyer shall not be entitled to remove any lot from it's position at the time of sale until the purchase price of that and any other lot purchased at the auction has been paid in full and in default of payment as aforesaid the Auctioneers shall have a lien upon all lots purchased by the buyer during the same auction and shall be entitled to rescind the sale in respect of any lot or lots for which full payment is not made in due time, forfeit any deposit paid in respect of them, and resell the same without any right of compensation in the buyer. The Auctioneer will also be entitled to charge interest upon any unpaid balance at the rate of 1 per cent above Base Rate from time to time and to charge for storage arising after the time for removal at the rate of 25 per cent per annum of the sale price until he elects to rescind the sale, if at all, which election he may make at any time after such non-payment.

6. The title to any lot shall remain with the Seller until the full sale price and any storage and interest charges have been paid to the Auctioneer, but the risk of damage to or loss of the lot by whatsoever cause and in whatsoever circumstances shall be transferred to the buyer upon the sale.

7. The Auctioneer warrants that he will only sell lots which he believes to be owned by the Seller or to which the Seller will be able to pass a good title but should it transpire that the Seller's title to any lot is defective or that the Seller cannot pass a good title to the buyer, the Auctioneer shall be under no obligation to the buyer, other than to use his best reasonable endeavours (short of litigation), to procure the transfer of a good title to the buyer and to assist the buyer in exercising any remedies that he may have against the Seller.

8. The Buyer shall remove any lot for which he has paid in full plus other charges, if any, by the time for removal, which shall be either the time for payment or the time stated in any sale notes of the Auctioneer, whichever shall be the later, but provided that no lot shall be removed without the Auctioneers express written consent while the Auction is continuing. The buyer shall be responsible for the removal of the articles and such removal must be carried out safely and lawfully. Flame cutting, the use of explosives or any other potentially hazardous or inflammatory process shall not be permissible at the site without express written consent. The buyer agrees to insure against and to indemnify the Auctioneer and the Seller against any and all claims arising in respect of injury or damage to person or property, whether real or personal, caused by or in connection with the acts or omissions of the buyer, whether caused by himself, his servants or agents or his principals or employer. Buyers must insure against these risks.

9. All conditions and warranties as to the condition, quality, description or fitness for any purpose whatsoever of any lot sold by the Auctioneer are hereby expressly excluded. Neither the Auctioneer nor the Seller will be bound by or liable for any representation of any kind whatsoever, in however or howsoever made. Neither the Auctioneer nor the Seller shall be liable for any loss or damage whether caused by negligence or otherwise of either or both of their servants or agents and without prejudice to the generality of the foregoing neither the Auctioneer nor the Seller shall be liable for any loss of profit, business or production or similar or other loss whether direct or indirect or consequential, however caused. In the circumstances any potential buyer should rely solely and exclusively upon his own inspection of any lot and should not treat statements made in sale particulars or, before and during the auction by the Seller or the Auctioneer either as representations or to be relied upon. N.B. a sale by auction is not a consumer sale. Sale of Goods Act 1893 section 55(7) and Unfair Contract terms Act 1977 section 12(2). No vehicle is warranted or held out to be roadworthy and no lot is warranted or held out to be merchantable or safe for use or complying with statutory requirements for use, display or movement. The Auctioneer, his servants and agents have no authority to make representations.

10. The buyer hereby undertakes to ensure that any lot he purchases will be used, moved or displayed whether at the site of the auction or elsewhere only when he has ensured that such use and/or movement and/or display is lawful and safe.

11. Should a buyer, by himself, his servants or agents cause damage in any way to the site of the auction or damage to or loss of any lot thereat, the Auctioneer shall be entitled to exercise a lien in respect of any and all lots purchased by the buyer until such damage or loss has been paid for in full, whether or not the lots or any of them have been paid for in full, such loss and damage to be assessed by the Auctioneer whose decision shall be final and unchallengeable. The Auctioneer's assessed sum shall be paid by the buyer upon receipt of invoice therefore and payment shall be made forthwith, time being of the essence.

12. If before title to any lot has passed to the buyer thereof, the buyer being an individual, dies, enters into a composition or arrangement for the benefit of his creditors or has a Receiving Order in Bankruptcy made against him or, being a body corporate, has a Receiver or a Receiver and Manager appointed or goes into liquidation or enters into a composition or arrangement for the benefit of it's creditors, then contract for the sale of such lot shall be automatically and without notice rescinded unless the Auctioneer elects otherwise within 2 working days of written notice of such an event. Upon rescission, any deposit paid by the buyer shall be forfeit and the Auctioneer shall be entitled to exercise the rights set out in clause 4.

13. If a buyer is permitted to take possession of any lot before the full sale price has been paid, the Seller and/or Auctioneer shall be entitled to enter upon any premises of the buyer or under his control in order to repossess such lot.

14. If, before title passes to the buyer under these Conditions, the buyer nevertheless purports to resell or otherwise dispose of the lot or any interest therein, the buyer shall hold the proceeds of such sale or other disposition upon trust for the Auctioneer and the Seller jointly until title passes to the Buyer under these Conditions if at all, and in the meantime the buyer shall not deal with, charge or dispose of such proceeds except with the written consent of the Seller, or of the Auctioneer.

15. These Conditions shall be construed in accordance with and governed by English law save in respect of sales in Scotland and Northern Ireland which shall be construed in accordance with and Governed by Scottish and Northern Irish law respectively.



THE SALE

DDM
AGRICULTURE