



Auction

Real Estate & Personal Property



SATURDAY, JUNE 10, 10 A.M.

**RANCH HOME & SHOP BUILDING ON 14.4 ACRES
3 BEDROOM/2 BATH, 1740 SQ. FT.**

REAL ESTATE SELLS AT 12 NOON

AUCTION LOCATION: Highland County Fairgrounds, 604 John St., Hillsboro, Ohio.

PROPERTY LOCATION: 2673 U.S. 50, Hillsboro, Ohio.

9 miles west of Hillsboro, Ohio, 3 miles south of Lynchburg, Ohio at Allensburg, Ohio.

Preview Dates: Thursdays, May 18, 25 & June 8 from 5 to 7 p.m.

Saturday, June 3 from 10 a.m. to 12 noon

**2021 CHEVY COLORADO | WILLEY'S JEEP
JD TRACTOR | EQUIPMENT | TOOLS
ANTIQUES | FURNITURE**

SUSAN L. DAVIS, ADMINISTRATRIX

ESTATE OF TIM ALAN DOLPH

Highland County Probate Court Case #20221229



WILSON NATIONAL LLC
A REAL ESTATE & AUCTION GROUP

Mark Wilson - Auctioneer | Brandon Wilson - Auctioneer

800.450.3440 | www.wilnat.com

PERSONAL PROPERTY SELLS AT 10AM

VEHICLES & EQUIPMENT:

2021 Chevy Colorado 21,200 mi., extended cab, 4wd, 6ft. Bed, Goodyear tires; Willy's CJ2A Jeep, shows 23,725 mi.; JD 2020 Tractor w/47 loader 60" bucket, 2wd, diesel, 6321 hrs. 540 Pto, 3pt.; Ford CM274 mower, diesel, 4wd, 72", 848 hrs., S: A300308; Kubota F2400, diesel, 4WD, 72", 321 hrs., S: 13279; Ford CM274 4wd mower, diesel, 72", S: A00567; IT 600 76" rotary mower; 72" box blade, 3pt; 9' Land Leveler, 3pt.; Small Massey Ferguson manual dump trailer 35"x48";



SHOP ITEMS:

Skat Blast dry blast sand blaster; Snap-on tool carts; Snap-on rolling toolbox w/top and side cabinets; Matco rolling toolbox; Reddy torpedo space heater, 60,000 btu; Sanborn 44 gal. Single stage air compressor; Bench grinder; Black and Decker chop saw; Craftsman 15.5" drill press; Misc. Hand tools, car parts; GM shortblock; Carburetors; Transmissions; Tool cabinets; Misc. Hardware; Gaskets; Charbroil propane grill; misc. Hand tools, Power Tools, ladders;



ANTIQUES | HOUSEHOLD:

Butcher block 24"x24"; Antique oak drop leaf dining table; antique 3 drawer slant front secretary; Oak oval clawfoot dining room table w/leaf, 4 matching oak swivel dining chairs on casters; Antique 1 drawer end table; Antique curved glass clawfoot China cabinet; Antique wall telephone; Oak wall clock; 4 piece Early American pine bedroom suite to include 4 poster queen bed, nightstand, 5 drawer chest, dresser w/mirror; Large wood enclosed entertainment center w/3 drawers; Small upright Homesafe gun safe; Twin bed; 7 drawer chest; Whirlpool duet matching front load washer and dryer ; Antique mantle clocks; Pocket watches; Large assortment of Pocket knives to include Case, John Wayne collectible knives, Swiss knives; Large set of Temp-tations dinner ware; Approx. 15 toy model cars; License plates to include, Ohio 1932, 1958; Misc. Pictures and other items



NOTE: Truck is super nice, equipment is good. Lots of nice tools, clean furniture. A real nice auction with very useful items.

TERMS: Personal Property, cash, check or credit card w/ proper ID



Food Service Provided



REAL ESTATE SELLS AT 12 NOON

NICE LIFESTYLE FARM

This type of property is hard to find.

It's in an excellent location on US Rt. 50 in Western Highland County. A substantial home with plenty of garage and shop space, also lots of acreage for your agricultural, business, or lifestyle pursuits.

Remember, auction held at Highland County Fairgrounds.

Parcel #'s: 09-08-100-042.00/09-08-000-194.00



**Taxes:
\$2,104.34
Per Year**

Address: **2673 US 50, Hillsboro, Ohio**
 Lot/Tract Size: **14 Acres**
 Township: **Dodson**
 County: **Highland**
 School District: **Lynchburg Clay LSD**

RESIDENCE EXTERIOR:

Style: **1 Story** Screens: **Some**
 Finish: **Brick** Insulation: **Yes**
 Approx. Age: **35 years** Foundation: **Block**
 Condition: **Good** Landscaping:
 Roof: **Shingle** Driveway: **Blacktop**

RESIDENCE INTERIOR:

Living Space: **1740 sq.ft.** Walls: **Drywall**
 No. Rooms: **6** Laundry Fac. **Utility**
 No. Bedrooms: **3** Heating: **Propane**
 No. Baths: **2** Heating Cost:
 Fireplaces: **Gas** Air Cond. **Central**
 Floors: **Vinyl & Carpet** Basement: **Crawl Space**

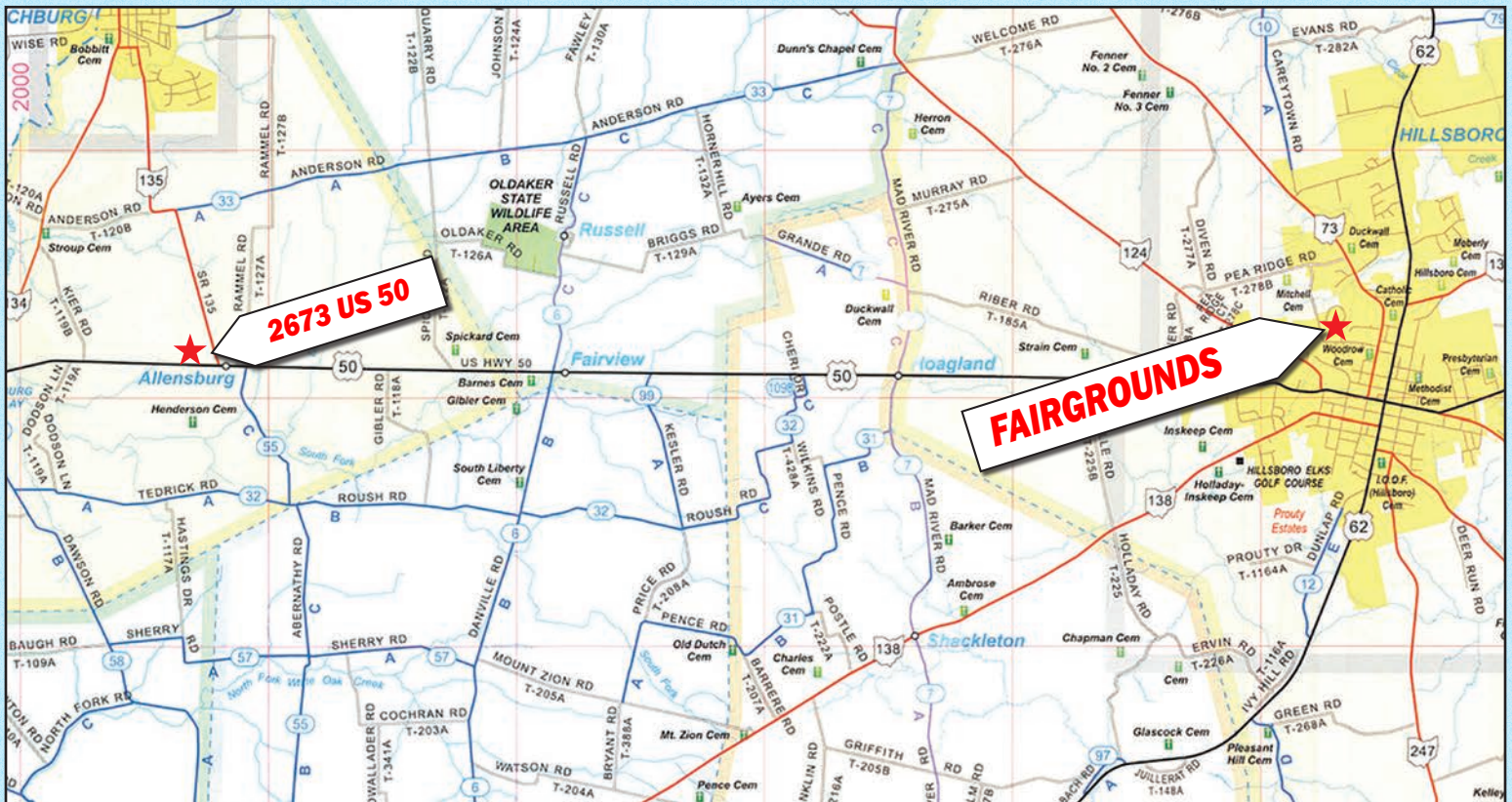
| Rooms | 1st floor | FL | 2nd floor | FL | Basement | FL |
|---------|--------------|----|-----------|----|----------|----|
| Living | 18x30 | | | | | |
| Dining | 14x14 | | | | | |
| Kitchen | 10x14 | | | | | |
| Baths | | | | | | |
| Bedroom | 14x15 | | | | | |
| Bedroom | 10x12 | | | | | |
| Bedroom | 10x11 | | | | | |
| Family | | | | | | |
| Utility | 5x11 | | | | | |

UTILITIES: Water Supply: **County Water** Sewer: **Septic**
 Extra Features: **Kitchen has oak base & wall cabinets & appliances. Kitchen & dining area are combined into one room, master bath off bedroom w/dbl. vanity, tub & shower; new carpet in living room & bedrooms; 20x38 front porch/patio area; attached 3 car garage; fenced in backyard; 30x44 pole bldg. with concrete floor & 14x44 lean-to. 10 acres tillable and cash rented.**



AUCTION

RANCH HOME ON 14.4 ACRES
1740 SQ. FT. | HOUSEHOLD | ANTIQUES
TRUCK | JEEP | TRACTOR | EQUIPMENT | TOOLS



Terms & Conditions Real Estate

Real estate was appraised for \$285,000 and must bring two-thirds of appraised value (\$190,000)

Down Payment: The successful bidder will be required to pay Ten Percent (10%) down payment on the day of the auction. The down payment may be paid in the form of cash, personal check, or business check. Checks will be made payable to Wilson National Trust Account. The remainder of the purchase price payable by July 25, 2023.

Acceptance of Bid Prices: Successful bidder is required to sign a Purchaser's Agreement at the Auction site immediately following the close of the Auction. Your Bidding is not Conditional Upon Financing, so be sure you arranged financing, if needed, and are capable of paying cash at closing.

Closing: Closing shall occur as soon as possible after applicable closing documents have been completed. Projected closing date is to be on or about July 25, 2023.

Possession: On closing date subject to tenant's rights to crops.

Title: Property is selling with good marketable Title by Fiduciary Deed. Purchaser is responsible for Title insurance if desired

Real Estate Taxes: Pro-rated to closing date.

Easement: Sale of the property is subject to any easements and restrictions of record.

Agency: Wilson National, LLC. and its representatives are Exclusive Agents of the seller.

Disclaimer & Absence of Warranties: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the agreement to purchase. Announcements made by the Auctioneer at the auction podium during the time of sale will take precedence over any previously printed material or any other oral statements made. The property is sold on an "As Is, Where Is" basis and no warranty or representation, either expressed or implied, concerning the property is made by the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries and due diligence concerning the property. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the seller, the broker or the auction company. All sketches and dimensions in this brochure are approximate. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The seller, broker and auction company reserve the right to preclude any person from bidding if there is any questions to that person's credentials, fitness, etc. All decisions of the Auctioneer are final.

New Data, Corrections, and Changes: Please arrive prior to scheduled auction time to inspect any changes, corrections or additions to the property information.