



ADAMS AUCTION

1 1/2 Story Frame Home - 32x36 Garage - 14x22 Shed
Lawn Mower - Antique & Household Items
Collectibles - Tools - Other Items

June 5, 2021 - 10:00 A.M.

Located at 57 Larrick Road, Sabina, Ohio (Lees Creek).
Watch for signs off SR 729. Parking at East Clinton School.

REAL ESTATE SELLS AT 12:00 NOON

This 1½ story home built in 1944 consists of 3 bedrooms, 1½ baths, eat-in kitchen, dining room, living room, sitting room, full basement (includes a generator hookup), and natural woodwork that hasn't been painted. It has well water, septic system, natural gas furnace, air conditioning and vinyl siding. A great addition is the covered patio perfect for summer family gatherings.

The 32x36 garage has a 20x10 enclosed area. A 14x22 shed is on the level back yard of the 82x198 lot and has a blacktop driveway. You must see this home—it is in great move-in condition. Don't miss it.



HOME SELLS ABSOLUTE

INSPECTION DATES FOR REAL ESTATE:

Sundays, May 23 & 30 from 1:00 p.m. to 2:00 p.m. and Wednesday, May 26 from 5:00-6:00 p.m.

TERMS ON REAL ESTATE: \$10,000.00 will be required on the day of auction. The balance is due by July 16, 2021. Possession to be given day of closing. Property sells "as is, where is" with no warranties expressed or implied. Lead base paint test to be conducted prior to the auction by potential buyers. Real Estate taxes are \$493.40 per half and will be pro-rated to the day of the closing. Auction and Real Estate Companies represent the seller.

PERSONAL PROPERTY



Furniture: Dining Room Table w/ pullout leaves; 6 Chairs and Matching Buffet and China Hutch; Child's High Chair (90+years old); Wood Rocker; End Tables; LG 42" TV w/ Stand, nice; Coffee table; Cherry Table; Sofa; 3 pc. Bedroom Suite; Desk & Chair; Other Furniture Items. **COLLECTIBLES:** 12 gal. Stone Crock; Many Blue & Brown Crocks; Wood Wagon; Black Dial Wall Phone; Quilts; Glassware; Mixing Bowls; R&G Germany Dish; Lots of Angels, Cardinal Birds; Santas; Salt & Pepper Shakers; Corn Festival Buttons; Baskets; China for 12; Child Toys. **RIDING MOWER & OTHER ITEMS:** JD E110, 107 hrs., 42" cut, 3 yrs. old, nice; JD 10P Garden trailer; 4400 Generator; Union 76 Barrel; 21" push mower; Wheelbarrow; Garden & Hand Tools; Floor Jack Bench Grinder; Air Compressor and other tools. This is a partial listing, come and plan to spend the day in Lees Creek, Ohio!

TERMS ON PERSONAL PROPERTY: Cash or check with proper ID. Credit Cards are accepted with a 4% Convenience Charge. To view many of the items, visit [#5512](http://www.auctionzip.com). Food will be available.

**This Real Estate and Personal Property was owned by the late Charles & Barbara Adams
Richard Adams & Cindy Garen, Owners**

Rick
WILLIAMS
Auction
Company, LLC

(937) 393-9447 • 7783 St. Rt. 138 • Hillsboro, Ohio 45133
www.rickwilliamsauctionco.com

AUCTIONEERS:
Rick Williams,
Brad Williams,
Chip Yochum,
&
Troy Martin,
Apprentice

Classic
Real Estate Company

123 West Main St. Hillsboro, Ohio 45133