

AUCTION

Saturday, July 23, 2022 10:00 a.m.

*Ranch Brick Home
Sherwood Drive Subdivision
Tools - Furniture - Household Items*



Real Estate Sells at 11:00 a.m. - Located at 120 Sherwood Drive, Hillsboro, Ohio

This is an attractive ranch brick home which was built in 1970 and is in the Hillsboro City School District. It consists of 3 bedrooms, 2 baths, eat-in kitchen with lots of cabinets (plus all appliances will stay with home), dining area, living room with new carpet and a den which overlooks the countryside. The downstairs has a large family room with brick wood burning fireplace. The remaining area has been used for storage. There is nearly 2,000 sq. ft. of living area. The home is on a 128x157 lot with a nice backyard and a storage shed. The driveway is blacktopped, there is a 20x28 garage and a nice front porch for enjoyment. **Home Sells Absolute!**

Inspection Dates for Real Estate: Tuesdays, July 5 & 12 from 5:00-6:00 p.m. and Sunday, July 17 from 1:00-2:00 p.m.

TERMS ON REAL ESTATE: \$10,000 down payment will be required the day of auction from the successful bidder. The balance is due on delivery of deed on or about August 31, 2022 with possession day of closing. Home sells as-is, where-is with no warranties expressed or implied. Your bids are to be based solely upon your inspection. Your bidding is not conditional upon financing so be sure financing is prearranged if necessary. Real Estate taxes are \$968.88 per half and will be pro-rated to date of closing. For additional information contact Rick Williams, Broker & Auctioneer. Auction and Real Estate Company represent the seller.

Danny W. & Sandra K. Mongold, Sellers

HOUSEHOLD & FURNITURE: Sofa; Love Seat; Leather Chair; Bedroom Suite; Kitchen Table w/ Chairs; Cedar Chest; Coffee Table; Washer; Dryer; Linens; Cookware; Lots of Kitchen Items; Small Refrigerator; Small Deep Freeze; Nice Collection of Heritage Village (Elvis-Dickens); Santas; Cabbage Patch Dolls; Christmas Items; Porch Furniture; Books. **TOOL ITEMS:** Craftsman 19 Drawer Chest; 11 Gallon Air Compressor; Saws; Drills; Sanders. **LAWN & GARDEN TOOLS:** Aluminum Ladders; Shop Vacs; Lawn Blowers; Skil Saw Table; Bench Grinder; Pressure Washers; Leaf Sweep; Lawn Mower Lift and other items. **SHOTGUN:** Western 410 ga. Pump. Lots of good and clean items in this auction. *Auction will be held under a tent.*

TERMS FOR PERSONAL PROPERTY: Cash or Check with Proper ID. Credit Card available with a 4% Convenience Charge.

The Estate of Raymond M. Brown Highland County Probate Court 2022-1015
Danny W. Mongold, Executor J. Allyce Horne, Atty. for the Estate



AUCTIONEERS:

*Rick Williams,
Brad Williams,
Chip Yochum,
Troy Martin*



**Rick
WILLIAMS**
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Classic

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