

AUCTION

SATURDAY, MARCH 29, 2025 - 10:00 A.M.



★ **85.735
ACRES OF
FARMLAND**

★ **5 ACRES
WITH HOME**

★ **TRACTOR**

★ **FARM
MACHINERY**

★ **TOOLS**

★ **OTHER ITEMS**

Real Estate Sells at 10:00 a.m., followed by Tractor, Farm Machinery & Other Items
Real Estate & Personal Property will be sold from the Highland County Fairgrounds Wharton Building,
604 John Street, Hillsboro, OH 45133

Auction Conducted By:

**Rick
WILLIAMS**
Auction
Company, LLC



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

www.rickwilliamsauctionco.com



ERA
REAL ESTATE



**Donald Fender
Classic** EST. 1948

123 W Main Street | Hillsboro, Ohio 45133

www.classicsells.com

★ **INSPECTION DATES:** ★

Wednesdays, March 12 & 19 from 4:00 p.m. to 5:30 p.m.
and Sunday, March 23 from 2:00 p.m. to 3:30 p.m.

Auctioneers will be at the Home on the 5 Acre Parcel 2
(4980 Panhandle Road, New Vienna, Ohio)
for the Inspection Dates to answer your questions about the auction.

You are free to walk and view Parcel 1 (85.735 Acres) at your convenience.



Parcel 1: Located at 10075 Wolfe Road, New Vienna, Ohio with a total of 85.735 acres with 69 acres tillable. The remainder is woods. There is over 3,800 feet of road frontage on Wolfe Road, Mad River Road and Fisher Road in Union Township, Highland County, Ohio. Parcel has a 3/4 acre pond and a small shed that with a little work could be a hunting cabin for fall hunting. County water is available. It is in East Clinton School District. If you are looking to build that new home or a getaway hunting retreat, come look at this one!





Parcel 2: Located at 4980 Panhandle Road, New Vienna, Ohio. There is a two-story frame home with 2,328 sq. ft. of living area that consists of 4 bedrooms, living room w/ fireplace, family room w/ fireplace, 2 baths, eat-in kitchen, and dining area. Home has propane heat, county water and is located in East Clinton School District. There is a 40x24 building with add-ons. If you're looking for a home in the country with 5 acres of land, this is it!



Both parcels of Real Estate Sell Absolute

TERMS: Purchaser will be required to pay 10% down on day of the auction. Downpayment may be a personal or corporate check. Closing Date: On or before May 9, 2025. Your bids are to be based solely upon your inspection as to your intended or particular use. Information contained herein was obtained from reliable sources and is believed to be accurate but not guaranteed. Your bidding is not conditional upon financing so be sure financing is prearranged if necessary. For additional information contact Rick Williams, Broker and Auctioneer at 937-393-9447. Auction and Real Estate Companies represent the Seller. FSA Bases will be available on Inspection Dates and Day of Auction. Real Estate Taxes are per half year – Parcel 1: \$1,255.54 and Parcel 2: \$1,322.86. Seller will pay all 2024 Taxes and 2025 Taxes will be pro-rated to day of Closing. Parcel 1 has been taxed at a reduced current agricultural use (CAUV). Buyer will be responsible for the payment of any CAUV Recoupment taxes if buyers converts the property to a non-agricultural use or if the property otherwise fails to qualify for CAUV, due to any act of omission of buyer.

★ For Personal Property listings continue to back



Personal Property will sell following the sale of Real Estate

Tractor: 2015 Massey Ferguson 1759 CHA, MFWD, w/DLI 35 loader, universal hookup, 18.4-24 rear, 12-16.5 front, 12x12 power shuttle transmission, 1 remote, sells with material bucket. **ONLY 146 ONE OWNER HOURS!!!!** **Backhoe:** Case 480 Construction King backhoe, 2wd, gas, 2,500 hrs. **Machinery:** Bush Hog Bx-600 box blade, like new; Countyline 72" 3pt rotary tiller; Pallet forks universal attach new; 3pt Posthole auger; 6' 3pt rotary mower. **Tools:** Hilti TE74 hammer drill; Ridgid pipe vises; ele miter saws; jacks; table saw; Champion 5 speed drill press; vises; space heaters; high lift jacks; Swisher walk behind trimmer; Yard Machines tiller; lawn trailer; Earthway garden planter; 30 gallon sprayer tank; wrenches; drill bits; organizers full of hardware; plumbing supplies; many ele. hand tools; 3/4 socket set; bench grinders; shop vac; electric wire & supplies; small air compressors; Job Smart sand blaster; Dewalt tools; oil cans; Many other shop items not listed!!!! **Other items:** Branch's bulk candy display; brass blow torches; flat wall "Hoosier" cabinet (marked Kersey & Son Greenfield OH).

Online Bidding is available, visit
<https://rickwilliamsauctionco.hibid.com/> for more information.
(online bidding will begin at 11:00 a.m. for larger items.)

TERMS ON PERSONAL PROPERTY:

Cash or check with proper ID .Credit Cards are accepted with a 4% Convenience Charge.
Lunch Available.

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

Wayne R. Mitchell Trust, Leslie Simpson, Trustee, Owners