

ESTATE AUCTION

Real Estate – Pickup Truck – Mower – Tools – Other Items

Saturday, April 19, 2025 – 10:00 a.m.

Located 9 miles east of Hillsboro, Ohio; 3 miles west of Rainsboro, Ohio at 6958 Hill Road, Hillsboro, Ohio. Watch for signs off US 50.

REAL ESTATE SELLS AT 10:00 a.m.

Sells Absolute



Property includes Parcels 32-12-305-021.00 and 32-12-305-022.00 with a 1988 Mobile Home which has had many additions added to it. There is a 4 bay (48x24) garage with additional attached lean-to's and a 22x16 shed. All of this is on the 2 lots. Buildings are good, mobile home is a project. Real Estate taxes are \$186.32 per half and will be pro-rated to date of closing.

REAL ESTATE TERMS: Purchaser will be required to pay 10% down day of auction. The balance is due on delivery of the deed on or about May 28, 2025. Property sells as is, where is with no warranties expressed or implied. Your bids are to be based solely upon your inspection as to your intended 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 needed. Auction & Real Estate Companies represent the seller. If you have questions call Rick Williams, Broker and Auctioneer at 937-393-9447.

PREVIEW DATES: Wednesdays, April 9 & 16 from 4:00-5:00 p.m.



PERSONAL PROPERTY

2005 Chevy S10 Pickup, white in color, short bed (Mr. Kerr purchased this new); Riding Mower, 15.5hp; Push Mower; Ladders; Tools; Large Engines; Air Compressor; Records; Animal Cages; and other items. We will be selling lots in large volumes, so bring your pickup.

TERMS ON PERSONAL PROPERTY: Cash or check with proper ID. Credit Cards are accepted with a 4% Convenience Charge. Lunch Available.

Charles E. Kerr Estate – Ginger Lowell, Executrix
H.C.P.C. No. 20241137, Jess C. Weade, Atty. for the Estate

