

ESTATE AUCTION

**Brick Home - Riding Mower - Furniture
Tools - Collectibles - Other Items**
Saturday, May 17, 2025 - 10:00 a.m.



Real Estate Sells at 11:00 a.m.

Auction is located at 604 John Street, Hillsboro, OH – Highland County Fairgrounds. Home is located at 7033 Cherri Drive, Hillsboro, OH, 4 miles west of Hillsboro. Watch for signs off US 50 West. The brick home was built in 1966 with 1,118 sq. ft. of living area which consists of 3 bedrooms, 1 full bath, living room, eat-in kitchen, 1 car garage, oil furnace, air, small shed and playground area for children. This is a nice area to raise a family, would make a great rental or first home. All of this is on a 105x200 lot. Make sure you see this one! Taxes are \$634.79 per half and will be pro-rated to day 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 June 27, 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. Auction and Real Estate Companies represent the seller.

PREVIEW DATES FOR REAL ESTATE:

Wednesdays, May 7 & 14 from 4:00 p.m. to 5:00 p.m.

PERSONAL PROPERTY
MOWERS & TOOLS: JD LA 115 Riding Mower, 387 hrs., Push Mower; Husqvarna 26" Tiller; Craftsman 9 Drawer Toolbox; 2700 psi Power Washer; Wheelbarrow; Aluminum Ladders; Garden & Hand Tools; Other Items.
COLLECTIBLES: JD 4020 & 7020 Pedal Tractors; Cross Cut Saw; JD 1847 Iron Tractor Seat; IH Wagon Seat and much more. **FURNITURE:** Oak 5 Leg Drop Leaf Table; Oak Display Cabinet; Round Bar Height Kitchen Table w/ 4 Chairs; 5 pc. Bedroom Suite (Queen Size Bed); School Desk; Child's Table & Chairs; End Tables; Wood Tool Chest; Gentlemen's Chest w/ Hat Box; 2 Wash Stands; Milk Cans; TV Stand; Samsung Flatwall, 36" TV; Rockers; Boyd Bears; Hay Knife; Kitchen Items, and Misc.



AUCTIONEERS:

*Rick Williams
Brad Williams
Chip Yochum
Troy Martin*

**Terri Sellman, AKA Terri Sheeley, Deceased
HCPC No. 20241196**

Derrick Sheeley, Administrator – Allyce Horne, Atty. for the Estate

Rick WILLIAMS
Auction Company, LLC

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ERA REAL ESTATE

Donald Fender Classic EST. 1948

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