

HENSON ESTATE AUCTION

One-Story Brick Home on 2 Large Lots – Furniture – Collectibles – Riding Mower
Saturday, August 21, 2010 – 10:00 a.m.

Located at 12210 US 62, Leesburg, Ohio, just north of the SR 28 & US 62 intersection.



REAL ESTATE SELLS AT 11:00 A.M.

The Henson brick ranch home was constructed in 1966 in a time where homes were well-built, and this one is no exception. It is located on 2 large lots 130 x 155 & 100 x 217 with plenty of mature trees and landscaping. The lawn contains an outdoor patio. The home has 2525 sq. ft. of living area with 4 bedrooms, 2½ baths, formal living room, dining room, eat-in kitchen with built-in appliances-dishwasher, side-by-side refrigerator; drop-in electric stove and built-in oven (all appliances stay with the home), family room with brick fireplace, built-in bookshelves and electric grill, utility room with washer/dryer hookup. All walls in the home are plastered. There is also a 2 car garage and concrete driveway. The location provides an easy

drive to Washington Court House, Wilmington, Greenfield and Hillsboro. It is located in the Leesburg Fairfield School District. If you're looking for a well-built home this is it! The home sells absolute.

TERMS: 10% of the total purchase price will be required the day of the auction. The balance is due on delivery of the deed on or about September 23, 2010 with possession to be given day of closing. 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 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. Lead base paint test to be conducted prior to the auction by potential buyers with successful purchasers to waive post sale inspection on the home. For additional information, contact Rick Williams, Broker & Auctioneer. Auction and Real Estate companies represent the seller. Real Estate taxes are \$896.90 per half. Taxes will be pro-rated to date of closing.

INSPECTION DATES FOR REAL ESTATE:

Thursdays, August 12 & 19 from 4:00-5:30 p.m. & Sunday, August 15 from 1:00-2:30 p.m.

PERSONAL PROPERTY SELLS AT 10:00 A.M.

Oak Drugstore Cabinets with Bottom Blind Doors; Formal Dining Table with 6 matching chairs and China Cabinet; Oil paintings on canvas by Gladys Cherry of Leesburg, Ohio; Rocker; Wine Cabinet; Writing Desk with Chair; 4 pc. Bedroom Suite; End Tables; Bavaria 8 pc. Setting; Lots of Kitchenware; Glassware; Refrigerator; Weedeater; Bench grinder; Misc. Tools; Old Time Safe and other items.

COINS: 1906 1¢ piece; Lots of 1964 Silver dollars; Old Coins 1888, 1891, 1896, 1897; Lots of Half dollars; Paper money – 1923A \$2; 1957 \$1; 1959B \$1.

TERMS ON PERSONAL PROPERTY: Cash or check with Proper ID on check.

Lunch Available.

Richard (Rick) Henson, Executor for the Estate of Phyllis Henson

H.C.P.C. Case 20091197

Carroll V. McKinney, Atty. for the Estate

Auction Conducted By:

Rick WILLIAMS
Auction Company, LLC



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