

SMITH ESTATE AUCTION

*One-story Frame Home 2 ½ Acres of Wooded Land Buildings Dozers Tractor
Old Trucks & Autos Tools Furniture Household Items*

Saturday, January 14, 2012 10:00 a.m.

Located 12 miles southeast of Hillsboro, Ohio; 1 mile south of Belfast at 1271 Burgess Road, Hillsboro, Ohio.
Watch for signs at SR 73 & SR 785 and SR 785 & Burgess Road.



REAL ESTATE SELLS AT 12:00 NOON

This one-story frame home was built in 1992 with 960 sq. ft. of living area. Home consists of 2 bedrooms; full bath; living room; large eat-in kitchen with breakfast bar, lots of cabinets, side-by-side refrigerator and electric range will stay with home; utility room with washer/dryer hook-up. There is county water and septic system. Home sets on 2½ wooded acres with over 800 ft. of frontage on Burgess & Rocklick Roads in southern Highland County, in Bright Local School District. There is also an 18x30 pole barn and an 8x10 shed. If you are looking for a home or rental investments in the country, along with an abundance of wildlife, don't miss this one! Real Estate has been appraised for \$43,000 and must not sell for less than 80% of the appraisal or \$34,400.

OPEN HOUSE FOR REAL ESTATE: Sundays, January 1 & 8 from 1:00-2:00 p.m. and Saturday, January 7 from 1:00-2:00 p.m.

TERMS FOR REAL ESTATE: 10% of the total purchase will be required the day of the auction. The balance is due on delivery of the deed on or about February 14, 2012 with possession to be given the 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. For additional information, contact Rick Williams, Broker & Auctioneer. Auction and Real Estate Companies represent the seller. Real Estate Taxes are \$273.89 per half and will be pro-rated to date of closing.



FARM & CONTRACTOR ITEMS: Case D450 Dozer showing 1952 hrs., 6 way blade (needs some track repair, would make a good farm unit); Case D450 4-way blade; Case D530 backhoe; Case 580B backhoe, rough; Case W4 loader, rough; Ford 3000 tractor, gas with roll bar; IH Cub with Woods mower, rough; 3 pt., 6 ft. disc; 1 bt. 3 pt. plow; Ditch Witch walk-behind trencher, rough; Generator 5kw, US Army unit; 18 ft. trailer with dovetail pintle hitch;



18 ft. homemade trailer; 2 portable air compressors with engines; Portable scaffolding on wheels, rough; Steel roofing trusses; Lathe; Bench grinder; Drill press; Welder; Radial arm saw; Lots of hand & garden tools; Trash pumps; Chain saw; Craftsman 6 drawer tool chest; Garden trailer; Electric wire; Hyd. Hoses; Stainless steel portable milking pails; Ladder jacks; Troy Bilt riding mower; Ford 250 & 150 Pick-up trucks, parts only; Lots of scrap iron; Dozer tracks and other items. **FURNITURE & HOUSEHOLD:** Tempus-Fugit 5 ft. clock, Germany made; Wall clock, 1930; Dining room table with chairs and matching hutch; Maple 3 drawer secretary; 3 pc. Bedroom suite-poster bed, dresser, nice; 3 ft. jewelry cabinet; Sofa with matching chair; Recliners; Curio cabinets; Iron skillet; Laurel & Hardy dolls; Oil lamps; Office equipment; GE washer & dryer, nice; Westinghouse small deep freezer, nice; lots of kitchen house ware items. **COPIER:** Large copier for engineer drawings.

AUCTIONEERS: Rick Williams, Mike Ames, Chip Yochum, Brad Williams

TERMS FOR PERSONAL PROPERTY: Cash or check with proper ID.

Refreshments Available.

Mary Ann Lefker, Administratrix of the Estate of Paul Leslie Smith

HCPC No. 20111178

Auction Conducted By:

David Carter, Atty. For Estate

Rick WILLIAMS
Auction Company, LLC
(937) 393-9447 • 7783 St. Rt. 138 • Hillsboro, Ohio 45133
www.rickwilliamsauctionco.com



123 West Main St.



Hillsboro, Ohio 45133