



WEST AUCTION



One-Story Brick Home – JD Riding Mower – Furniture – Collectibles

SATURDAY, AUGUST 7, 2010 – 10:00 A.M.

Located at 122 Greystone Drive, Hillsboro, Ohio off US 50.



This lovely brick ranch home is located on one of Hillsboro's finest streets. Homes in this area are well-built and each has its own individual charm. The West home is no exception. It is located on a large lot (80x260) with plenty of space and mature trees. The home has 1508 sq. ft. of living area—3 bedrooms, 1½ baths, eat-in kitchen with appliances (kitchen cabinets have had an upgrade), living room with fireplace and mantle, family room/dining room combo is large and also has a fireplace with wood stove insert. The full basement has a washer/dryer hook up. There is also a 2 car garage, front and rear covered porches, central air, gas heat, and hardwood floors throughout except for kitchen. There are many other features, especially the opportunity to live in the city, but like being in the country.

INSPECTION DATES FOR REAL ESTATE

**Thursdays, July 29 & August 5 from 4:00-5:30 p.m.
& Sunday, August 1 from 1:00-2:30 p.m.**

TERMS FOR REAL ESTATE: 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 Sept. 9, 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 purchaser to waive post sale inspection. For additional information, contact Rick Williams, Broker & Auctioneer. Auction and Real Estate Companies represent the seller. Real estate taxes are \$617.28 per half and will be prorated to day of closing.

NOTE: This was the home of the late Mr. & Mrs. Charles Lew West for many years and is in a great location in Hillsboro.

Chris L. & Janet K. West, Owners

Furniture – Decorative Items – Household

Two nice upright Victrolas; Philco console radio; Utility kitchen cabinet; Oak washstand with harp back; Wardrobe; Maple stepback; TV entertainment center; Small roll-type desk; Computer desk; Computer; 3 pc. Waterbed set; Oak table; Square oak lamp stand; Small stands; Round kitchen table; 6 cane bottom chairs; End tables; Coffee table; Leather top round lamp stand; Square oak table; Leather sofa/recliner; Wingbacks; Platform rocker; Rocking chair; Quilt stand; Hassock; Wicker trunk; Oil lamps; Lamps; Longaberger baskets; Yarn basket; Ingram mantle clock; Mirrors; Pictures; Books; Trunk; Pool table; Whirlpool washer/dryer; File cabinet; Sugar buckets; Wall shelves; Crocks; Multi-colored creamers; Stoneware jars; Glassware; Wooden bread box; Cookie jar; Wooden churn; 3 qt. churn; Coffee grinder; Washboard; Canning jars; Griswold food grinder; Stillyard; Iron dippers; Ceramics; Kiln; Ellis Furn. Adv. Cedar box; Handpainted saw; Shaving mug; Razors; Match holder; Milton Bradley games; John Deere toy tractors; Dolls; Bedding; Quilts; Rugs; Oak jewelry and lingerie cabinet; Jewelry; Jewelry boxes; Wind chimes; Decorative items; 60's Rocking horse; 1950 stroller; Portable sewing machine; Shop Vac; Freezer; Garden tools and many other items.

TERMS: Cash or check with proper ID.

AUCTION WILL BE HELD UNDER TENT.

Lunch Available.

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

Chris Linn West, Executor of Estate of Charles Lew West

HCP Case 20091051 Peelle Law, Chaley Peelle Griffith, Atty. for the Estate

Auction Conducted By:

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