

74.977 AC. HIGHLAND COUNTY FARM AUCTION

Located at 9674 E. Deadfall Rd. Hillsboro, Oh. 45133.

AUCTION LOCATION: Berrysville Holiness Church, 4266 SR 73 Hillsboro, Oh. 45133

Monday November 4, 2024 @ 6:00 P.M.

Highland Co. Cattle / Recreational Farm: Rare find here hidden on E. Deadfall Rd. this farm offers 74.977 ac.



approx. 45 ac. pasture and remainder in woods. Property has perimeter fencing, developed spring, creek running through the property and has a 24x30 1 bedroom, kitchen/living room combo, 1 bath home



with electric baseboard heat and wood stove. There is a 24x32 pole barn and cattle working area as well. Property has county



water to the home and septic system. Farm is just off SR 73 and approx. 15 min. from Hillsboro. **Real Estate Terms:** Farm is offered at public auction as per court order and is subject to court approval must bring 2/3 of appraised value. Farm was appraised for \$484,000.00 and must bring \$322,666.67. Buyer to put 10% of purchase price down and close by 12/4/24. Possession will be at closing. Real estate taxes currently are \$687.39 per half year and will be prorated to the day of the closing & possession at closing. Buyer to keep in CAUV or pay to remove.

AUCTIONEER'S NOTE: Drive the roads of Highland Co. to try and find one like this. This one will work for a livestock or

recreational farm and has a small home to live in while building your dream home or use as a weekend home. Definitely a diamond in the rough here just waiting to be shined. Any announcements made by the auctioneer on day of sale will take precedence over this ad. **Disclaimer:** All information contained herein is believed to be accurate but not warranted. All measurements are approximate and not guaranteed. Property sells as is with no warranties expressed or implied as to conditions. Auctioneers & salespeople are agents for the seller.

OPEN HOUSE: 10/14 & 24 4:00-5:30PM. OWNERS:

Jarred Bourne, et al vs James Yost, et al; Highland Co. Common Pleas Court case 23CV216, Judge Rocky Coss



HESS

AUCTION CO., LLC

2596 St. Rt. 138 • Sardinia, Ohio 45171

- Auctioneers -

BRAD HESS (937) 763-4455

GLENN HESS (937) 763-2455

www.hessauctionco.com

WALKER

REAL ESTATE ADVISORS

walkerrealestateadvisor.com • 937.402.4092

934 W. Main St. • Hillsboro, Ohio 45133