

# REAL ESTATE & PERSONAL PROPERTY AUCTION

Located at 5742 Osceola Rd., Morrow, Ohio, 45152 (corner of S.R. 132 & Osceola Rd.)

## SAT., AUG. 17, 2024, at 10:00 AM

Approx. 11:30 AM Guns; **12:00 Noon Real Estate** followed by Furniture then Vehicles

**APPROX. 1.47 ACRES, 1 1/2**

**STORY FRAME HOME,  
30'X40' & 45'X24' POLE  
GARAGES**



This 1 1/2 story frame vinyl sided home w/ LR, kitchen w/ cabinets, den (possible bedroom), utility & full bath on main floor & 2 bedrooms upstairs.

Home has a Carrier elec. forced air furnace & CA. Home is on crawl space & has public water. Appliances are included.

The property also has 2 pole garages, 30'x40' & 45'x24' w/ concrete floors, elec., overhead & entry doors. All located on approx.



1.477 ac. w/ trees & landscaping. **AUCTIONEER'S NOTE:** *This is a nice clean property in good condition, well located in Warren Co., Harlan Township & Little Miami Local School Dist. This is a rare opportunity to buy a nice country property at auction. Be sure to check this one out!* **TERMS:** \$7500.00 to be paid on the day of auction with remainder due at closing which will be on or before 10/2/24. Possession at closing. Taxes \$812.41 per half year & will be pro-rated to day of closing. Property offered with owner's confirmation. 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. The home was built before 1978, therefore falls under the Lead Base Paint Law. Any potential bidder may conduct lead paint tests 10 days prior to this sale. Purchaser will sign a waiver of the 10 day post sale inspection. Auctioneers & sales people are agents for the seller.

**FOR INFORMATION PACKET OR INSPECTION CONTACT AUCTIONEERS AT 937-763-4455 OR 937-763-2455**

**OPEN HOUSE: July 22 & 30; 4:30-6:00 PM or by Appointment**

**CORVETTE, AMBULANCE, HEARSE & OTHER VEHICLES:** 1992 Corvette 350 auto., T top, 42,089 mi., new injectors, new battery & full service, sharp & nice; 2009 Mercury Mariner Premier SUV, 253,755 mi.; 2008 Ford Escape XLT; 2002 Ford Explorer XLT, (both over 150,000 mi. updated day of auction); 1970 Cadillac Ghost Busters ambulance w/ props inside; 1972 Cadillac Landau Traditional black hearse, 92,800 mi.; **HALLOWEEN ITEMS:** silver color human size casket; 3 casket trolleys; 2 embalming tables; IV stands, Halloween props; **MOWER & SCOOTER:** Cub Cadet Ultima ZT1, 50" cut, 119 hrs.; 09 Yamaha Vino scooter, 761mi., good; **GUNS:** Silver Eagle SE 12 ga., 3"; S&W M&P 15-22 w/ scope; Rock Island Armory AK 47/22; NIB Mossberg 20ga. model 500; NIB Escort 12ga.; Stoeger 12 ga. over & under, 3"; Ruger 10/22; Henry 22 lever action; SAR Arms 9mm; Stoeger Llama 45cal.; Heritage rough rider 22; Bears Thunder 380; Citadel government model 9/11, 22; Ruger SR 91 45 cal.; 177 pellet gun; large assortment of ammunition; (Guns not on site till day of sale.)

**ANTIQUES & COLLECTIBLES:** round pedestal oak table 48" w/ claw feet; antique oak side board w/ mirror; antique oak paneled bed, complete; oak antique pedestal stand; antique library desk; oak washstand; approx. 75 Royal Daulton Toby mugs; **unusual Mystery lady type metal statue, holding swinging clock;** assort. clocks; gilt frame pictures; 2 copper fire extinguisher; approx. 40 gazing crystal balls, on stands various sizes; dishes; Hardware scales; approx. 100 old & repro. cast iron toys, horse drawn, banks, figurines, vehicles, etc.; cast iron dog bank; Whiskey decanters; 15 Galileo thermometers; brass & copper pieces; camel back trunk; **HOUSEHOLD:** Ridgeway grandfather clock; 3 White Clad Simmons hardware ice boxes; curve front & side oak china cabinet w/ lions; 3 oak curio cabinets; 3 & 2 section oak library glass front book shelves; 3 pc. Hooker room divider; book shelves w/ glass fronts -(2) 4 section & (1) 2 section; 5 pc. bedroom suite w/ 2 chests, bed, 2 nightstands; bedroom & dining room furniture; pr. red wingback chairs; matching tan wingback chairs, 1 reclines; brown & green couch; 2 oak end tables; 4 st. chairs; Pioneer stereo w/ reel to reel recorder; framed pictures; assort. of new photography equip. lenses & cameras; 2 flatscreen TV's (RCA & sm. Westinghouse); repro. wall phone; assort. of 80's albums; CD's; approx. 100 Cat's Meow ornaments; glass ball and claw cane/sword; Christmas dec.; **TOOLS & MISC.:** Yard Machine snow blower; Campbell Hausfeld portable air compressor; Power stroke 1900 PSI pressure washer; propane tanks; gas cans; assorted tools; several metal folding chairs; wooden tables; assort. of camping equip.; wicker loveseat and 2 chairs; 2 bicycles; Char-Broil grill; cast iron flower urns; 7 plastic tables; yard cart; 4 pop-up canopies; concrete & other yard ornaments; wrought iron patio set; Other items; **AUCTIONEER'S NOTE:** *To say this one will be interesting would be an understatement. Many unusual items we have never sold before. Corvette is in good condition. This one is a must be at. Guns sell according to Ohio Gun Law. PERSONAL PROPERTY TERMS:* Cash or check w/ proper ID. Credit card w/ convenience fee. Any announcements made by the auctioneer on day of sale will take precedence over this ad.

**Property of the late Mark J. Adams; Deborah K. Hensley, owner.**

**HESS**  
AUCTION CO., LLC  
2596 St. Rt. 138 • Sardinia, Ohio 45171  
- Auctioneers -  
BRAD HESS (937) 763-4455  
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**More Photos On Reverse Side**





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