

***53.601 AC. Jones Auction 53.601 AC.***

***Auction on site: 6457 Old Dutch Rd. West Union, Oh. 45693.***

***Follow Brier Ridge off SR 41 or 125 East of West Union to Old Dutch Rd. to auction.***

***Sat. Sept. 16, 2023 @ 10:00 A.M.***

***REAL ESTATE APPROX. 11:30 FOLLOWED BY FURNITURE AND EQUIP.***

***53.601 ac. FARM OFFERED IN 2 TRACTS AND IN COMBINATION***



***TRACT 1:*** Located at 6457 Old Dutch Rd. This tract consists of 18.084 ac. having a 1990,16x60 mobile home w/ 12' additional family room. There is a kitchen, living room, 3 bedrooms, den/sewing room, utility room, 2 baths. Home has elect. forced air heat w/AC, back deck, front porch, county water & Aerator septic. This tract also has a 40x48 pole barn w/ elect & water, 60x32 pole shed & is situated very privately at the end of a township road. ***TRACT 2:*** Located at 6543 Old Dutch Rd. This tract consists of 35.517 ac. having an older frame & log home that has kitchen, 2 bedrooms, 1 bath, Utility, 1 car garage/shop, front porch, electric forced air heat, AC needs repair, metal roof needs repair & small out buildings. This tract has no

water at this time but is available with the buyer to install a new tap on existing line if needed. This property is in need of repair & has not been lived in recently. Tract 2 has a stocked pond & creek running through it, the total farm is approx. 90% open hay ground with some woods in boundary lines. This is a very nice farm in a secluded area of Adams County full of wildlife & privacy situated high on Old Dutch Rd. The farm has perimeter fencing & some cross fences. Tracts 1 & 2 are located on each side of Old Dutch Rd. &



join at end of the road. ***TRACTOR, EQUIP., FARM AND SHOP ITEMS:*** Ford 3600 gas tractor w/loader & dirt bucket; JD 335 string tie baler, 4x4 bale; NI hay rake; NH HM235 disc mower, 3pt., good; 2 basket hay tedder; NH 327 pto manure spreader; 6' 3pt. box blade; Ford 2 bottom 3pt. plows; 3pt. post driver; 4-3pt. round bale forks; Huskee log splitter, trailer type; 12' bumper hitch livestock trailer w/cut gate; JD 214 riding



mower; Job Smart 26gal. air compressor; Briggs/Stratton Elite series 5550 watt generator; Various shop tools electric & cordless; 2 Stihl chainsaws; Approximately 100 round bales of hay, 4x4; 10&12' farm gates; Cattle head gate; Round bale feeders; Woven wire fence; Locust fence posts; Fencing supplies; Western horse saddle & other horse items; Approximately 3 cord of fire wood; Wire animal cages; 2 skid fuel tanks w/pumps; Backpack sprayer; Welding table; Blacksmith vice; Craftsman drill press; Lincoln welder;



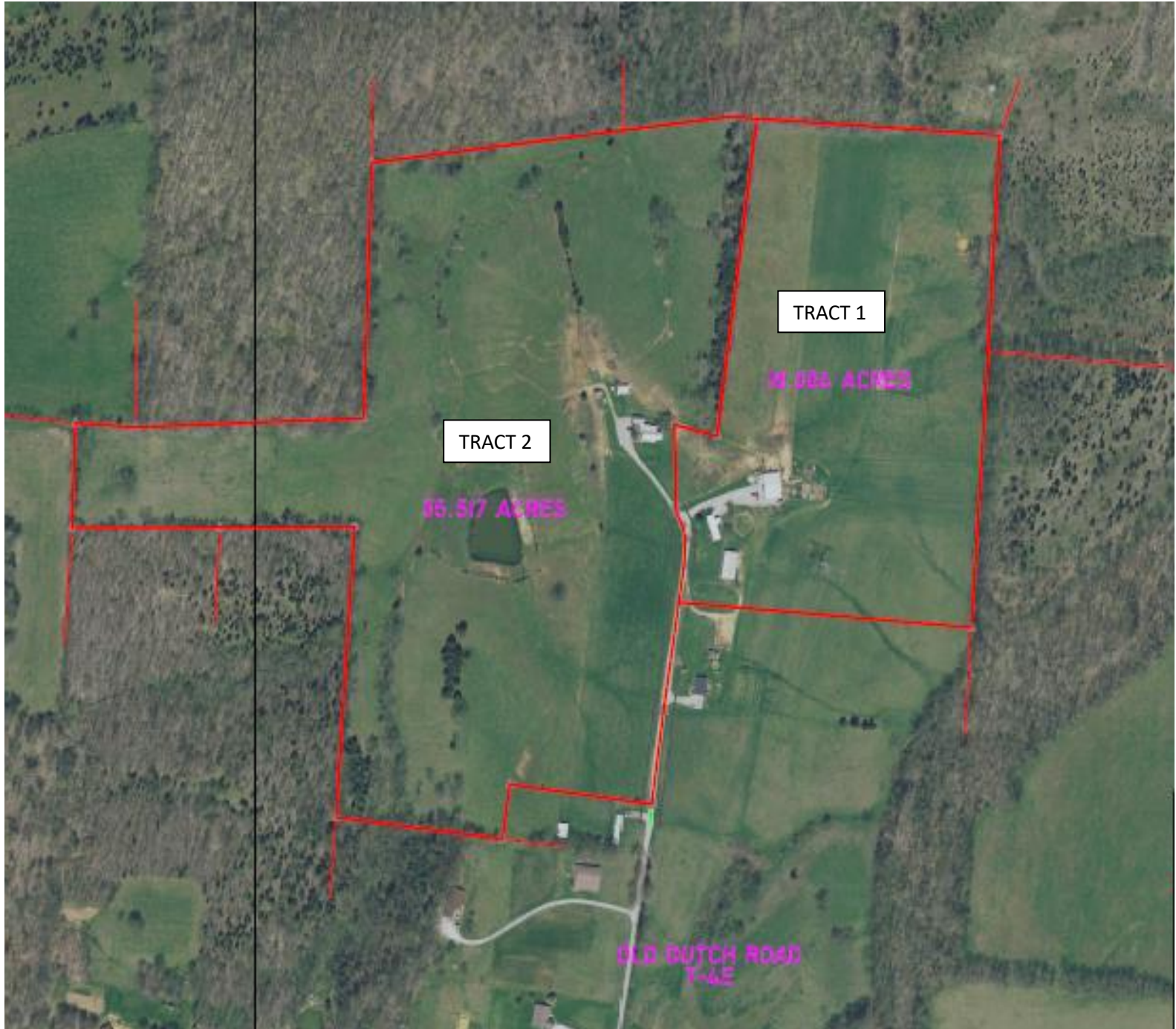
***HOUSEHOLD:*** Maytag refrigerator; Chest type freezer; Maytag electric range; Wood heating stove; Pellet heating stove; Window air conditioner; Modern oak curved China cabinet; 2-Maple table & 4 chairs; Dining table & 4 chairs; Duncan Phyfe drop front desk; Duncan Phyfe China cabinet; 4 China cabinet; Dresser; Wardrobe; Rocker recliner; Twin beds; Set of book shelves; Computer desk; Book shelves; Stands; Jewelry cabinet; Pine wardrobe; End tables; ***Large amount of box lots of what nots;*** Treadmill; Sweepers; ***COLLECTIBLES:*** Stone crocks; Prestone anti-freeze thermometer; Pennsylvania railroad model engine; Precision Farmall F20; JD 830 Limited Edition 2007 FFA tractor; Huge amount of China, glassware & what nots; Large assortment of old chocolate & tea pots; Glass baskets; Gone with the Wind type lamps & others; Huge amount of costume jewelry; Large amount of pictures. ***Real Estate Terms:*** \$10,000 down day of auction per tract (\$20,000 for total farm) with remainder due at closing to be on or before Oct. 31, 2023. Buyer to keep land CAUV or pay to remove. Possession will be at closing. Taxes are \$506.11 per 1/2 year (as per auditor website) and will be pro-rated to day of closing. ***Personal Property terms:*** Cash or check w/proper ID. ***Any announcements made by the auctioneer on the 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. ***AUCTIONEERS NOTE:*** Extreme Rare opportunity here! Beautiful laying Adams Co. farm offered in 2 tracts with a world of possibilities. The Jones's have decided to downsize and sell the above listed items. ***MAP ON REVERSE SIDE OF FLYER OR @ HESSAUCTIONCO.COM***

***OPEN HOUSE: TUES.  
AUG. 22 & 28, 4:30-  
6:30 PM.***

***Owner: Johnny and  
Vicki Jones***

**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

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walkerrealestateadvisor.com • 937.402.4092  
934 W. Main St. • Hillsboro, Ohio 45133



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