

METZGER AUCTION

Auction on site: 15509 Webber Rd. Mt. Orab, Oh. 45154. Follow Greenbush Rd. East off US 68 at Greenbush to Webber Rd. turn right follow to auction.

Thur. Sept. 14, 2023 @ 5:00 P.M.

REAL ESTATE APPROX. 5:30 FOLLOWED BY CAR, TRACTOR & EQUIP.

18. 335 OFFERED IN 2 TRACTS AND IN COMBINATION

TRACT 1: Located at 15509 Webber Rd. Mt. Orab, Ohio. This tract consists of 5 ac. of land with an older doublewide



home having 3 bedrooms, 2 baths, kitchen, living, family, dining area & utility room. There's a 32x38 pole barn w/ elect. Home has propane heat, central air, county water & septic. This is a secluded 5 ac. tract. Home is in need of some repair and updating.

TRACT 2: Located at the corner of Webber and Lindsey Road, adjoins tract 1. This is a 13.35 ac tract of wooded land having county water available. Property offered separate & combination & subject to executors confirmation.

PERSONAL PROPERTY:

CAR, TRAILER, TRACTORS, GATOR, EQUIP., SHOP ITEMS & BOATS: 2010 Honda Civic 4 door, blue auto,

192,000 mi.; 16' flatbed utility trailer w/ ramps; JD 1020 dsl. tractor w/JD 145 loader, 72" bucket; JD Gator HPX 4x4, hyd. dump, 335 hrs.; 3 pt. Bushog 6' rotary cutter; 3 pt. log splitter; 3 pt. tiller 5'; 3 pt. blade; 2 bottom plows; 3 pt. carry all; Sickle mower; Concrete mixer; Old Case tractor for parts; Misc. older farm equipment; Craftsman GS6500 riding mower 54"; Ex Mark Viking walk behind mower; Montgomery Ward rear tine tiller; Sierra 6 wheel Amphibious vehicle, needs repair; Gravely garden

tractor Commercial 10A; Tiller attachment; Small trailer type sprayer for ATV gas powered; Powermate generator 5000 watt; Various shop and hand tools; Large roll of cable; Metal work bench; Wood heating stove; Battery charger; Extension ladders; 6-6x6 poles approx. 16'; Garden tools; String trimmers; Air compressor; Gas powered post hole digger; Misc. barn items; Large amount concrete blocks; Come along; Lg. kettle; 1997 Crest pontoon boat 18" w/trailer & Force 40 hp outboard motor; Alum John boat; Old fishing boat; Force 50 boat outboard motor; **HOUSEHOLD:** GE refrigerator, white; Hotpoint glass top elect. range, black; LG washer and dryer; Misc. household items and furniture sold by the room; **Heatnor outdoor wood burner furnace sold after real estate;**

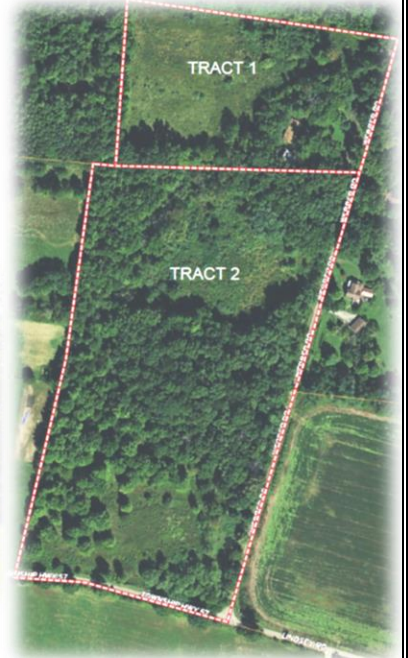
Real Estate Terms: \$5,000 down day of auction per tract (\$10,000 for total) with remainder due at closing to be on or before Oct. 31, 2023. Possession will be at closing. Taxes for tract 1, \$310. (plus, trailer tax) tract 2, \$379 per 1/2 year (as per auditor website) and will be pro-rated to day 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:** Hard to find real estate here! Minutes from SR 32, up to 18 ac of secluded woods with a 3 bedroom home and buildings. These kind are few and far between these days. Don't miss 9/14/23!

OPEN HOUSE: AUG. 21 & 29 4:30 – 6:00 PM

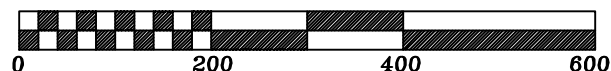
Owner: Ronald L. Metzger estate, Cheryl A. Metzger, Executrix,

Brown Co. Prob. #2023-1124 Thomas Lee Mayes, attorney Georgetown, Oh. (937)378-6165



HESS
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SCALE: 1" = 200'

KEN PETREY AKA
KENNETH H. PETREY, JR.
ORIG. 15.27 ACRES (6.9330 ACRES)
O.R. 447, P. 1066

GLENN T. ARNOLD
7.657 ACRES
O.R. 437, P. 982

ROBERT A. BECKER
ORIG. 13.13 ACRES
(11.46 ACRES)
O.R. 507, P. 3139

LINDSEY
ROAD
T-139

WEBBER
ROAD
T-56

①

4.968
ACRES

ORIG. 5.00 ACRES

HOUSE

BARN

CL. DRIVE

567.40'

N 83°35'20" W

ORIG. 13.35 ACRES

②

13.388
ACRES

N 10°50'54" E 1003.35'

N 84°37'45" W
162.36'

349.25'
N 74°01'43" W

564.09'
S 17°13'34" W

P.O.B.
N-389715.18
E-1572993.58

S 77°14'12" E @ 624.98'
644.98'

S 17°43'46" W
327.23'

S 17°13'24" W
510.39'

BEARINGS ARE BASED UPON THE
N 74° 01' 43" W LINE AND TIED TO STATE PLANE
COORDINATE SYSTEM NAD83 (CORS96) OHIO SOUTH.

SOURCES OF DOCUMENTS
ARE DEED RECORDS AS
SHOWN ON PLAT.

NO EVIDENCE OF OCCUPATION EXISTS ALONG
PROPERTY LINES UNLESS NOTED.

TRACT NO. 1
Closure Error Distance > 0.0007 Error Bearing > N 57°01'42" W
Closure Precision > 1 in 2586929.3 Total Distance Inversed > 1931.95
Area: 4.968 Acres

TRACT NO. 2
Closure Error Distance > 0.0033 Error Bearing > S 84°29'39" W
Closure Precision > 1 in 971516.5 Total Distance Inversed > 3220.13
Area: 13.388 Acres

LEGEND

- ⊗ SPIKE SET
- SPIKE FOUND
- ▽ 5/8" IRON PIN SET
- ▼ 5/8" IRON PIN FOUND

(ALL IN GOOD CONDITION UNLESS
OTHERWISE NOTED.)

DEED REFERENCE

O.R. 438, P. 1825
ORIGINAL 5.00 ACRES
P.N. 100183680600

O.R. 441, P. 1668
ORIGINAL 13.35 ACRES
P.N. 100182480300

SURVEY
FOR

RONALD L. METZGER

HENRY LEE V.M.S. NO. 11084 SCALE: 1" = 200'
GREEN TOWNSHIP BROWN COUNTY, OHIO

TY R. PELL & ASSOCIATES
PROFESSIONAL SURVEYOR
115 EAST MAIN STREET
WEST UNION, OHIO 45693

PHONE: 937-544-5262 FAX: 937-544-2779

SURVEY BY

TY R. PELL & ASSOCIATES
P. S. NO. 7524

DATE:	DRAWING NO.	FILENAME:
8-08-23	A-23-279	RONALDMATZGER23