

NEWLAND ESTATE REAL ESTATE & PERSONAL PROPERTY AUCTION

Located at 9112 Prospect Rd. East Hillsboro, Ohio 45133.

SAT. JULY 6, 2024, at 10:00 A.M.

REAL ESTATE 11:30 A.M. FOLLOWED BY FURNITURE, TRUCK, CAR, TRACTOR, MOWER, GATOR & EQUIP.

REAL ESTATE: Ranch style 3 bedroom, 2 bath brick home built in 1976 situated on approx. 4.898 ac. in Highland Co. This home has a Kitchen w/wood cabinets, island and dishwasher, Dining area, Family/Sun room w/walkout to deck, living room w/fireplace, 2 car attached garage & blacktop drive. There is a full, partial finished basement w/family room, kitchenette, fireplace, utility hookup and storage room w/ walkout. Property has well water w/ new water softener system, front porch and home has wall mount AC & Heat throughout. Outside you have a large chain link fenced back yard, storage building and a 60x26 (as per auditor) pole barn w/electric.



This is a very nice home in a country setting.

TRUCK, MUSTANG, TRACTOR, GATOR, MOWER & EQUIP.: 2008 Toyota Tundra SR5, TRO off road 4x4, 4 door pickup, 1 Force 5.7L V8, 173,872 miles, good; 2015 Mustang 5.0 GT Premium, black, 6 Speed manual, 95,974 miles, excellent condition; 2022 JD 3032E tractor w/ 300E loader, 4x4, 5.7 hrs., like new; 2020 JD XUV560E gator like new 56 hrs., 4x4; 2018 JD Z920M mower 221 hrs., 54",



airless tires, good; DR Pro Max 34 walk behind mower 20hp w/snow blade; Land Pride RCR1260 rotary cutter, good, 3 pt.; **APPLIANCES, FURNITURE & EXERCISE EQUIPMENT:** Whirlpool Stainless side by side refrigerator; Kitchen Aid glass top stainless range; LG front load washer & dryer;

Small kitchen appliances; Apartment size refrigerator; Visio, Samsung & Sanyo flatscreen TV's; Liberty Furniture, oak harvest table, 6 chairs & kitchen cabinet; Sleigh bed, queen; Wood queen bed; 3 chest of drawers; Night stands; What not display cabinet; Coffee table; Pine jelly cabinet; 1 door, 4 drawer cabinet; Sectional couch, gray, like new; 2 sectional couches; Leather rocking chair; 2 Leather occasional chair and foot stools 1 w/matching couch; Computer desk; Bookshelves; File cabinet; Handicapped equipment; Collection of Indian decorations, beer steins and misc.; Large assortment of dishes, pots & pans; Weight bench and workout equipment, like new; **TOOLS & MISC.:** Stihl chain saw MS251C; Stihl pole saw and weed trimmer; Cub Cadet self-propelled mower; Craftsman tool chest and top box; DeWalt saws, drill, sanders, grinders, drain snake, radio, cordless saws, vacuums, Skil saw, Dual saw; Milwaukee hole shooter drill; Stihl battery hedge, blower, weed trimmer; Tool boxes; Step ladder; Ratchet straps; Metal shelving; Pressure washer; Assortment of hand & garden tools; Handy man jack; Jack stands; Barrel fan; Lawn mower lift; Small air compressor; Little Giant large ladder, other ladders; Lumber; 2 farm gates; Steel post. **Terms:** Offered subject to executors' confirmation.

Real estate \$10,000 down day of auction with remainder due at closing to be on or before August 23, 2024. Possession will be at closing. Taxes are \$979.82 per half and will be pro-rated to day of closing. 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. The purchaser will sign a waiver of the 10 day post sale inspection. Auctioneers & salespeople are agents for the seller. **Personal property** Cash or check w/ proper ID, credit cards w/4% fee. Any announcements made by auctioneer on day of sale will take precedence over this ad.

Open House : June 10 & 20 4:30 – 6:00 P.M.

Auctioneer's note: DO NOT MISS THIS ONE! It is full of nice, well maintained items & a hard to find country home offered at auction same day. Prospect Road is the place to be 7/6. **OWNER: Thomas W. Newland estate, Lloyd D. Shoemaker, executor. Highland Co. court #20241058. Susan L. Davis attorney for estate.**

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