

SMITH REAL ESTATE AND PERSONAL PROPERTY AUCTION

Located at 529 W. Main St. Hillsboro, Ohio 45133.

**SAT, JULY 27, 2024 @ 10:00 AM, REAL ESTATE AT NOON
FOLLOWED BY FURNITURE, VAN & MOWER**



REAL ESTATE: Early colonial brick home in the heart of Hillsboro, offering 3 bedrooms, 1 ½ bath, living room, family room, dining, kitchen and utility room. Home has a large wrap around front porch blacktop drive & 3 car detached garage. This home is set back off the street with a nice view and is easy access to the uptown area. This property has been well taken care of but could use



some updates but definitely move in ready and has many features you only find in older homes. It is situated on a .72 ac. lot having city water & sewer. **MOWER, VAN, GUNS:** 06 JD X520 riding mower 54" 26hp good w/ snow blade; DR leaf vac 7 hp. Briggs motor; 05 Pontiac Montana van approx. 160,000 mi. leather interior; Thule T2 Pro Hitch bike rack; GUNS: Thompson Center Hawkin 54 cal. Percussion; Stevens 77 20ga. pump; Stevens single shot over under, 22/20 ga; Stevens Savage 22 pump rifle;



ANTIQUE FURNITURE: Large cherry harvest type dining table 102" w/ 6 chairs; Cherry Corner cupboard 2 glass doors 2 wooden doors 1 drawer; Cherry dry sink; 2 Cherry drop leaf tables; Cherry buffet server 66"; (all very nice condition); Wash stand w/ 2 towel boards; Oak drop front secretary w/ glass door; 3 piece antique oak bedroom suite w/ sleigh bed 3/4 size w/ chest and wash stand; Oak one glass door pharmacy cabinet; Oak kitchen cabinet 2 glass doors 2 wood doors 2 drawers; Maple dresser w/ mirror and chest of drawers; Depression era dresser w/ oval mirror; Blanket chest; Gun cabinet; Oak rocker; Small



oval Duncan Phyfe stand; Full size bed; Baby cribs; High chairs; Corner whatnot stand 4 shelf; **HOUSEHOLDS FURNITURE, APPLIANCES & COLLECTIBLES:**

Victorian style couch and 2 matching wingback chairs; Gold and tan flowered matching couch and chair; Glider rocker and foot stool; 2 maple twin beds; Maple round table and 4 chairs; APPLIANCES: Samsung stainless refrigerator w/ French doors; Frigidaire stainless front and black glass top range; LG microwave; Whirlpool portable dishwasher; Maytag front load dryer; Maytag top load washer; Whirlpool upright freezer; 2 patio rockers and round stand; Sweeper; TV's; COLLECTIBLES: Hundreds of Hallmark mechanical Christmas items collectibles & ornaments; 9' Christmas tree; Large collection of Coca-Cola memorabilia; Coca-Cola delivery truck/store ramp; Toys and signs; Collection of K-Mart bears; 1/64 scale toy tractors; 3 deer mounts; **GLASSWARE:** Huge collection of Cranberry, Hobnail, Depression, Opalescent and other glassware; Collectables of all sorts; Lamps; Stone ware and stone jars; Stone butter churn; Sets of dishes; Franciscan dishes; Glass baskets; Approx. 12 pcs. of Hull pottery; Kitchen ware; Lots of whatnots; Kerosene lamps; Pitchers, glasses; China glassware; Aunt Jamima figurines & other memorabilia; Old pictures; Large amount of box lots and misc. household items; Dolls; Wicker baby doll buggy; 2 hobby horses; Toys from 70's-90's; **TOOLS:** Pressure washer; Small air compressor; Portable Craftsman tool chest on wheels stocked; Greenworks 40 volt blower, hedge trimmer, and pole saw; Bosch cordless drill; Load straps; Come along; Gas cans; Fiberglass step ladder; Socket sets; Homemade scroll saw; Garden seeder; Large amount of shop tools and items; Fishing poles and tackle boxes; **Real**



Estate Terms: Offered subject to owners approval day of auction. Real estate \$10,000 down day of auction with remainder due at closing to be on or before September 16, 2024. Possession will be at closing. Real estate taxes will be prorated to the day of the closing & possession at closing. **PERSONAL PROPERTY TERMS:** Cash or check w/ proper ID. Credit card with convenience fee. Any announcements made by the auctioneer on the day of sale will take precedence over this ad. **AUCTIONEER'S NOTE:** The Smiths have lived here for years and collected many things over the years. Julie's late husband Bob worked for the Coca Cola Co. for more than 40 years and collected a lot of Coke items. There are sure to be some nice finds that get dug out of this one. Make plans now to be at this one. . 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.

**OPEN HOUSE: JULY 1
& 9, 4:30-6:00 PM.**

**OWNERS: Julie C.
Smith, Rob Smith
POA**

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