

SIMPSON REAL ESTATE & PERSONAL PROPERTY AUCTION

LOCATED AT: 1023 Merdec St. West Union, Oh. 45693. Follow W. Walnut at the S.R.
125 & 41 traffic light (becomes E. Walnut) to Knoll Ave. turn right to Mardec St. turn left to property on right.

Sat., April 23, 2022, @ 10:00 AM

Real Estate at 12:00 PM (NOON) followed by furniture and appliances



OPEN HOUSE 3/22/22 & 4/7/22 4:30-6:00PM OR BY APPOINTMENT

OWNER: RACHEL SIMPSON (widow of the late Barry Copas)

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

SIMPSON REAL ESTATE & PERSONAL PROPERTY AUCTION

LOCATED AT: 1023 Merdec St. West Union, Oh. 45693.

Sat., April 23, 2022, @ 10:00 AM

Real Estate at 12:00 PM (NOON) followed by furniture and appliances

REAL ESTATE: Brick & vinyl ranch style home w/family room in bi level area above garage & partial basement having 2838 sq. ft. Home has shingle roof, city sewer & water. Property has a detached 28x36 pole garage w/2 overhead doors, service door, concrete floor, has climate control & blacktop drive. Inside you'll find a living room, large eat in kitchen w/dining area, bar & abundance of oak cabinets, walk out to large deck(composite board) attached to a 32x16 inground pool w/privacy fence, utility room w/ cabinets, master bedroom w/bath/ shower, 2 other bedrooms, full bath w/jacuzzi tub, large family room w/ fireplace over the basement/garage. Home has oak flooring throughout the kitchen, living room, hallway & bath w/carpet in bedrooms & family room. There is a room formerly used as beauty shop w/outside access having half bath, utility room & large open shop area, elect baseboard heat & window ac. Home has a large front porch, central air, security system, 2 nice large town lots, gas heat & is in good condition.

OPEN HOUSE 3/22/22 & 4/7/22 4:30-6:00PM OR BY APPOINTMENT

REAL ESTATE TERMS: \$7,500 to be paid on day of auction with remainder due at closing on or before June 10, 2022. Possession immediately at closing. Taxes are \$1,272.33 per ½ year (as per auditor website) and will be pro-rated to day of closing. Property offered subject to owners' confirmation. **Any announcements made by 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. Auctioneers & salespeople are agents for the seller

PERSONAL PROPERTY: APPLIANCES, FURNITURE & HOUSEHOLD ITEMS: LG stainless side by side refrigerator w/ ice & water; LG stainless glass top range; GE washer & dryer; Mitsubishi 64" flatscreen TV; Oak TV stand; Sony & Sanyo flatscreen TV's; SonnenBraune Wolff system 624 tanning bed; GE room air conditioner; Brown Leather couch reclining w/matching chair; Burgundy leather recliner; Plaid couch, green & brown; 2 matching tan & mauve flowered couches; Tan Wingback chair & foot stool; Modern Amish style oak table & 4 chairs; Large oak kitchen cabinet w/roll front; Oak bench; Oak modern 6 pc bedroom suite w/king size bed, 2 chests, entertainment center, 2 night stands; 3 pc oak bedroom suite queen size bed, chest, nightstand, (all matching); Oak secretary desk w/pigeon holes; Oak stick hall tree; Tilt full length oak mirror; Small oak roll top desk; Oak 2 drawer cabinet; Tall Oak 1 door & drawer cabinet; 3 Maple hutch's; Oak pie safe, 2 drawers, 2 doors; Pine kitchen shelf & stand; Drop leaf table; Wicker rocker & chair; 2 library tables 1 w/fold out leaves & drawers; Oak corner cabinet; Painted red 4 door cupboard; Maple serving cart; Lane cedar chest; Wall shelves; 3 barstools; Oak glass front & side curio lighted cabinet w/4 doors; Large Oak curio cabinet w/glass front & sides; Glass front & side curio cabinet, green; glass door cabinet; Entertainment cabinet w/ 2 doors & shelves; 3 drawer, 1 door base cabinet; Oak round end table; 2 drop leaf end table; 2 oak end tables; 1 drawer table; 2 Wall mirrors; (Furniture is mainly Amish type and in very good condition); Floor lamp; Brass lamp; 3 filter queen sweepers; Misc. dishes & kitchen appliances; Approx. 150 box lots of misc. home decorations, Christmas items, Home Interior items & craft items; Assortment of glassware. **ANTIQUUE ITEMS & COLLECTIBLES:** Ant. Oak wash stand; Oak table; 4 ladder back rush seat chairs; Assortment of nice lamps; Glass honey stand; Howard Miller grandfather clock; Swiss weighted wall clock; Brass kettle & bucket; Lanterns; 6 gal. Stone jar; Cast iron dutch oven; Brass kettle; Tiger chewing tobacco box; Approx. 100 Boyd bear & figurines; 9 Handcrafted Noah's ark pull toys from workshop of Gerald E. Henn; Longaberger baskets miniatures baskets hamper & others; Misc. craft churches. **GUNS:** Thompson Center Arms 45 cal. rifle, octagon barrel; Stevens 410, single shot shotgun. **MOWERS, TOOLS & OUTDOOR ITEMS:** Craftsman riding lawn mower 42"; Snapper push mower; Campbell Hausfeld air compressor; Stihl leaf blower; Garden tools; Wheel barrow; Hand tools; Battery charger; Shelving; Misc. box lots; Step ladder; Yard fertilizer; Wicker porch furniture; Patio furniture tables & chairs.

AUCTIONEERS NOTE: This is a very nice well maintained Adams Co. home that offers over 2800 sq. ft. on 2 nice lots, detached nice pole garage & inground pool. There is a nice selection of good furniture in this one and a large number of collectibles. This is the real estate and personal property of the late Barry Copas. Plan to be in West Union 4/23.

OWNER: Rachel Simpson (widow of the late Barry Copas)



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

**SIMPSON REAL ESTATE & PERSONAL PROPERTY
AUCTION**



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