

WILKERSON LEGACY TRUST REAL ESTATE AND PERSONAL PROPERTY AUCTION

Located at 4571 SR 132 Morrow, Ohio 45152.

**SAT, OCT. 26, 2024 @ 10:00 AM W/ HOUSEHOLD & COLLECTIBLES,
REAL ESTATE 12:00 NOON FOLLOWED BY FURNITURE AND EQUIPMENT**



Brick home, 2 barns, and approx. 30 ac.: This 4 bedroom brick ranch style home built in 1975 w/ LR, DR, 2 BA, kitchn, family/entry room w/ fireplace (gas Buck stove insert) utility and 2 car attached garage. Home has electric heat, central air, public water and septic. Outback there's a 32x16 inground pool, small greenhouse and 2 barns, 1-38x60 pole barn approx. 14' clearance, 1-50x40 block barn w/ concrete floor, lofts, enclosed office w/heat and air. (measurements are approx.) all situated in Little Miami School Dist. on a very nice 30 ac. of land w/ approx. 2 ac. lake in front of the house. Home sets back off the road approx. 1500'. **Real Estate Terms:** Offered subject to owners' approval day of auction. **\$30,000. down day of auction** with remainder due at closing to be on or before Dec. 6, 2024. Possession not before Dec. 6, 2024. Real estate taxes currently are \$3,324.69 per half year and will be prorated to the day of the closing & possession at closing. **NOTE: What a rare find here. Mini/Hobby farmers look in. Opportunity is knocking here.**

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.

BACKHOE -TRACTOR - MOWERS -TRAILER: Case 580B Construction King backhoe 2WD, good operating condition, approx. 5800 hrs., extra bucket & blade; Int.140 w/ belly sickle mower, was county tractor; Kubota GF1800 front mt. mower, diesel, 60" cut, hydro; Kubota BX2200, 4WD, PS, 60"belly mower, 3pt hitch, PTO, hydro; tandem axle 12' trailer; 6'. 3pt blade; **SHOP TOOLS - MISC.:** stationary air compressor; Coleman 5k watt generator; Craftsman items including: 6300 watt generator, wire feed welder, arc welder, 10" table saw, bench grinder, band saw, yard trailer, edger (gas powered) & edger attach., NIB; Goodman approx. 4 ton air conditioner condenser unit; Carrier 2.5 ton air conditioner unit; Excell 2625 PSI pressure washer w/ Honda 5hp engine; 2 portable air compressors; 275 gal. fuel tank w/ elec. pump; hand pump fuel tank, 50 gal; Acetylene torch set tanks; Remington chain saw, new; Ryobi miter saw, NIB; router table; bench vice; metal cabinet work bench w/ vice; large bench vice; small drill press; floor jacks; DR string trimmer, walk behind; JD self-propelled push mower; electric power & air tools; lawn aerator; Werner fiberglass step ladder 4',6' & 10'; Werner ext. ladder,12' ea.; Jamesway feed truck; shop dust collecting system; small elec. hoist; propane heater; ATV lift; bar clamp; cordless drills; woodworking hand tools; lathe knives; air hose reel; barn fan; shop vac; log chains; jack stands; chain hoist; lumber; hand pallet jack; elec. water pump; leaf blower; set of fiberglass ramps; alum. ambulance body only; fire hose accessories-hose nozzles, Eng. hose on reel, hose only & spotlights; sheets of Formica, approx. 16" wide; bikes; 2 person paddle boat; stack of 6' round fiberglass fence posts; electric fence posts; (2) 4' rock slabs; lockers; file cabinets; lg. assort. of hand & garden tools; C clamps; cant hook; organizers; misc. box lots; other misc. items; **ANTIQUES & COLLECTIBLES:** early curly maple butler's chest, drop front; primitive 2 door step back hardware store cabinet; primitive 2 door wood cupboard; 2 cherry drop leaf tables; cherry drop leaf coffee table; early plantation style desk; 2 marble top wash stand 1 w/ splash back; small side drop leaf stand w/ two drawers; early wood rocker, uph.; early oak office desk & wood chair; cherry step back 4 drawer chest; sewing stand w/ drawer; 2 piece drop front desk; factory primitive office desk on large casters; office chairs; #4 school bell, Lakeside Foundry Co Chicago; Hall's Safe Co. Cincinnati, 1905, 2 door combination lg. safe; Aladdin & Rayo lamps; Aladdin electrified hanging lamp w/ cranberry shade & prisms; kerosene hanging lamp w/ blue shade & prisms, electrified; other kerosene lamps; dbl. clock & calendar pat. dated February 15th, 1876; anniversary clock, rare; key wind 31 day wall clock; 2 qt. cream can; assort. of books; collection of brass horses; cast iron dog & ship; door stop; Cavalier yard concrete boy jockey; stone jugs; coal hod; Weller pottery; collection of book ends- pewter, etc.; lg. gilt frame farm scene picture; old beam scales; ox yoke; lanterns; primitive items; crosscut saw; double trees; single tree; decorative steel wheels; 4 primitive carpenter boxes; large grind stone, 30"x4"; wooden horse plow; buck saw; primitive hand tools & other items; collection of canes; copper wash boiler; dye cast toy trucks & cars; older metal lawn chairs; **HOUSEHOLD:** Kenmore washer and dryer, white; GE stainless front, glass top range; microwave; Amish style oak dining table w/ 2 leaves and 6 chairs w/ matching corner cupboard; leather love seat recliner; leather lift chair; 2 leather recliners; 2 matching blue rockers; floral couch; blue wing back chair; end tables; desk; 2 barrel seat wooden chairs; queen size box spring and mattress, pillow top; large computer desk or Ent. center; Gardall digital small home safe; small gun safe; side stand; table lamps; full length tilt mirror; Longaberger baskets; small modern spinning wheel; Lifetime cookware; dishes; kitchen items; treadmill, rowing exerciser & other exercise equip.; handicapped items- Geriatric handicapped lift chair, handicapped cart, hospital bed & bed lift; concrete bird bath; 2 wrought iron porch chairs; patio table & chairs; patio cast iron love seat & 3 chairs; flower pots & yard dec.; yard decorations; other items; **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:** Very well maintained items in this one. There's some really nice furniture as well. Do not miss this property and auction 10/26/24! More photos on reverse side of flyer

OPEN HOUSE: 10/1 & 15 4:30-6:00 P.M. OWNERS: WILKERSON LEGACY TRUST

**LITTLE
MIAMI
SCHOOLS**



**WARREN
CO. MINI
FARM**



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