

# REAL ESTATE AUCTION

Location and auction site: Approx. 6 miles west of Hillsboro at 4212 Church St., Hillsboro, Ohio, 45133. Follow Russel Rd. north off US 50 near Fairview to auction.

**THUR., OCT. 23, at 5:30 PM**  
**9.416 ACRES, HOME, BARN & CHURCH BUILDING**  
**(OFFERED IN 2 TRACTS)**



**TRACT 1:** This 8.801 acre tract located at 4212 Church St. also has frontage on Briggs Rd. consisting of an older doublewide home w/ LR & pellet stove, DR, 3 BR, 2 baths, utility & screened-in covered deck. Home has alum. siding metal roof, elec. furnace, well & county water available. There is a 40'x60' wood sided shop w/elec. and concrete floor. Home needs some updating but has a nice tract of land to



go with it. The land is now recorded as agricultural or recreational land only. The new buyer can apply through the Health department and planning commission for septic approval and change of recording. **TRACT 2:** .615 acre lot w/ older church building in need of repair, facing Russel Rd. & Church St. This tract adjoins Tract 1. Tracts will be offered separately and in combination to produce the highest bid.



**AUCTIONEER'S NOTE:** This is a rare opportunity to purchase a small acreage in this area. Investment or starter home. Auction is on site 10/23/25! **TERMS:** \$7,000 down the day of the auction, (\$6,000 tract 1, \$1000. tract 2) day of auction with remainder due at closing

which will be on or before Dec. 15, 2025. Possession immediately at closing. Taxes will be pro-rated to day of closing. Property sells subject to owner's 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. 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. Purchaser will sign a waiver of the 10 day post sale inspection. Auctioneers & salespeople are agents for the seller.



**FOR INFORMATION PACKET OR INSPECTION CONTACT**  
**AUCTIONEERS AT 937-763-4455 OR 937-763-2455**

**PREVIEW DATES: Sept. 29 & Oct. 9 4:30-6:00 PM or by Appointment**

**OWNERS: SUSAN J. CALHOUN, BETH CAMERON & JASON E. KNISLEY**

**HESS**  
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