

ABSOLUTE REAL ESTATE & PERSONAL PROPERTY AUCTION

LOCATED AT 4870 SR 138 HILLSBORO, OHIO 45133 (JUST @ EDGE OF DANVILLE, OH.).

Sat., April 9, 2022, @ 10:00 AM

Real Estate at 12:00 PM (NOON) car, trucks & tractors approx. 1:00 PM



REAL ESTATE: This ranch style brick, 2 bedroom, 1 bath home w/ kitchen/dining room, family room, full basement w/ 1 car attached garage was built in 1959 & is situated on a nice a nice 1.107 ac. lot located just at the edge of Danville, Oh. This property also has a 28x36 pole shop w/ concrete floor, water, electric & overhead door & other small outbuildings. Home has a Pulse 21 Lennox propane furnace, central air, front porch, county water, septic system & well. Property is in good condition but could use some updating. Large lot offers plenty of space outside. This is the former

home of Max & Margie Roush now owned by Margie's brother Bob Addington. Property sell absolute to the highest bidder.



OPEN HOUSE March 8 & 22, 4-5:30 PM OR BY APPOINTMENT



REAL ESTATE TERMS: \$5,000 to be paid on day of auction with remainder due at closing on or before May 25, 2022. Possession immediately at closing. Taxes are \$334.19.13 per 1/2 year (as per auditor website) and will be pro-rated to day of closing. Property sells ABSOLUTE to the highest bidder. **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



OWNER: ROBERT ADDINGTON
PERSONAL PROPERTY



CAR, TRUCKS, TRACTORS, MOWERS, SHOP ITEMS:

2013 Chevrolet Malibu, eco, 4 door gray, 20,512 mi., good; 1991 Chevrolet 2500 Silverado, auto 350, 5.7 V8, regular cab, 8' bed, 50,165 mi., good; 1999 Ford F-150 XLT, 98,000 mi., V8, extended cab; 1950 Farmall Cub restored for show by Max; JD L tractor, good condition, not running; Cultivators; 5' sickle mower; International hit and miss engine 1935 LA 2.5 HP; 2 Maytag engines (all mounted on

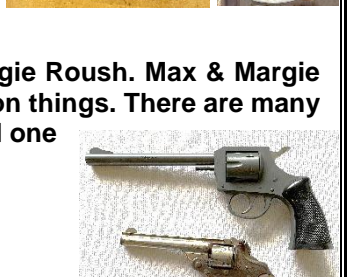
small wagon at this time, sold separate); JD E 140 riding mower 48"; AC 611 LT riding mower; Cub Cadet riding mower, needs repair; Cub Cadet 122 mower; Huskee lawn cart; Tiller; 2 wheel garden tractor; Craftsman snow blower; Centurion 3250 generator like new; Acetylene torch & tank set; Smith welder; Assortment of metal and iron; Welding rod; Large bench grinder; Large belt driven drill press; Bench vise; Pressure washer; Huge amount of wrenches, plyers, sockets, punches, Tap & die sets, bolts, power tools, wheel pullers, log chains, binders, wheel wrenches; Misc. parts & tools; Jack stands; Tools boxes; Floor jack; Old auto parts; Tire changer; US stationary air compressor; Shop press; Mill Right for carriage wheels; Assortment of auto items spark plugs, filters, Battery charger; Engine stand; Valley battery charger; Bumper jack; Sioux Tools valve grinder; Bolt bin; Old auto manuals; Wood lathe;

GUNS: HR 22 revolver model 622; MS Allen mfg. revolver 32 cal.; **COLLECTIBLES:** Anvil approx. 75 lb.; American Brake and Block fan belt display rack; Roush & Sons Garage clock; Exide thermometer; Exide battery advertising clock; Exide battery shelf; Delco Battery thermometer; Tobacco baskets; National cash register candy store register; CS Bell #1 1/2 store coffee grinder; Model T lights; Old auto horn; Insulators; Dazey 4 qt. churn; Small dasher churn; B&O RR lantern; Stone jug; Coal bucket; Nail kegs; Oil cans; 3 Schwinn bikes; JD clock; Tray Co brass fire extinguisher; Gemco child's pull cart; Coke cooler; Brass bucket; OVAM show large picture, 1986; Lanterns; School desk; 2 Festival of Bells baskets; Cream can; Wash boiler; Cuckoo clock; Quilts and bedding; Jars; Galvanized tubs;

FURNITURE AND APPLIANCES: Dining table 6 chairs; 2, 3pc. bedroom suites; Dinette table and chairs; Cedar chest; Small corner cabinet; Occasional chairs; Couch; End tables; TV & stand; Small grandfather clock; Antique wooden rocker; Oak dresser base; Sewing rocker; Sewing machine; File cabinets; Misc. dishes and glassware; Misc. kitchen items; Amana upright freezer; Maytag refrigerator; Microwave; small gas range; Maytag sq wringer washer; Whirlpool washer and dryer; **MISC.:** Picnic table; Lawn sweep; Push mower; Garden tools; Porch swing; Trash cans; Weed trimmer; Grill; Towels and Linens

AUCTIONEERS NOTE: This is the home and personal property of the late Max & Margie Roush. Max & Margie lived here for years, and Max always was doing something in his shop & loved working on things. There are many items we haven't seen that will be pulled out from years of collecting. This will be a good one to be at 4/9!

OWNER: ESTATE OF MARGIE L. ROUSH, JAMES R. ADDINGTON EXECUTOR, HIGHLAND PROBATE #20211246, J. ALLYCE HORNE ATTORNEY FOR ESTATE (937)393-1102



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