160.13 ac. Highland Co. Farm & Equipment Auction

AUCTION SITE: *2615 Harriett Rd._ Hillsboro, Ohio 45133. Follow Harriett Rd. off SR 124 South of Marshall.*

SAT. NOV. 21, 2026 @ 10:00 A.M.,

REAL ESTATE @ 11:00 FOLLOWED BY FURNITURE AND EQUIPMENT

TRACT 1: *Having 61.209 +/- ac. of pasture, woods & tillable land with the following structures.* Ranch style home built in 1989 consisting of a Living room, Kitchen w/ oak cabinets & gas range, 2 bedrooms, 1 bath on the main floor with front & back porches. The home has a full walk out basement w/ family room w/ fireplace & commode. Property has county water and fuel oil heat. There is an approx. 20x28 pole 2 car garage with concrete floor & electric, block storage barn approx. 16x36, cattle shelter building, approx. 28x70 machinery shed, spring water tank, fenced pasture & an older frame barn. This tract has approx. 1003' of frontage on Harriett Rd. ***TRACT 2:*** *Approx. 68.609 ac. of woods, tillable and open land adjoining tract 1 having approx. 730' of road frontage on Harriett Rd. with county water available at the road.* ***Tract 3:*** *Approx. 30.255 ac. of tillable, open and wooded land adjoining tract 1 having approx. 532' of road frontage on Harriett Rd. and county water available at the road.* ***Land will be offered in the multi-par method individual tracts or as a whole.*** ***Note:*** *This farm has loads of potential, offering an abundance of wildlife, timber, approx. 45 ac of crop land & a great setting back off the road of buildings in good condition. Wes and Jo Anne took great pride in the maintenance of this property for years. Wes and the boys built the home on tract 1 from lumber from the farm. This is a rare opportunity to find a farm of this size available to purchase in Highland Co. at public auction. Buy 1,2 or all 3 tracts.* **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.** ***Terms:*** *$20,000. Down day of auction per tract for tracts, $60,000 if purchasing the whole farm with remainder due at closing to be on or before 1/5/27. Possession at closing. Buyer will be responsible for keeping the land in CAUV or pay to remove & real estate taxes currently are $2,977.72 per year and will be pro-rated to the closing. Farm offered subject to owners' confirmation.*

Auctioneer & salespeople are agents for the seller. ***TRACTORS, DOZER & EQUIP:*** JD 4020 dsl. tractor, showing 6597 hrs., power shift w/canopy, sharp; JD 2440 dsl. tractor w/ JD146 loader, material bucket & bale spear, showing, 5778 hrs.; MF 200 Dozer w/6 way blade; JD 926 MoCo, flail, good; JD MX7 3pt rotary cutter; JD 606 rotary cutter; 10' pull type rotary cutter; Woods 3pt ditch mower model S105-3; 2 basket hay tedder; JD 3pt hay rake; JD 24T square baler, string; 14' Harrogator; 12' Wheel disc; JD 4 bottom semi mount plows; 3pt 2 bottom plows; Flat top wagon w/JD gear; JD material loader bucket; ***TRAILER & LIVESTOCK:*** 2004 Red Corn Pro 12x6 bumper pull stock trailer, like new; 11-10' cattle panels; 11 misc. gates; Automatic cattle head gate; Galvanized water tank; 2 western saddles; ***MOWER, UTV & SHOP ITEMS:*** JD X300 riding mower; Honda 300 Four Trax four wheeler; 300 gallon fuel tank w/ hand pump; Campbell Hausfeld air compressor 4.5hp, 13 gallon; Misc. shop items, tools, hardware, etc.; Organizers; Champion 4000 generator; Agri Fab Leaf vac trailer; Huskee Tiller; Yard tools; Yard cart; Pull behind spreader; Werner step ladder & extension ladders; 3 ton floor jack; ***HOUSEHOLD:*** Refrigerator; Chest type freezer; Apartment size refrigerator; Oak entertainment stand; Wooden chair; Wooden shelf; Brown recliner; Red La-Z-Boy rocker recliner; Maple dining table w/4 chairs; Maple hutch; Day bed; 10 drawer wooden dresser w/mirror; 2-5 drawer wooden dressers; Wooden trunk; Sewing machine; Wooden end table; Misc. household items & box lots of household items, glassware, etc.; Lamps; ***COLLECTIBLES;*** White kitchen cabinet; Oak wash stand; Childs red wagon; Trunks; ***TERMS:*** *CASH, CHECK or C.C. w/ 4% fee. ANY ANNOUNCEMENTS DAY OF SALE TAKE PRECIDENCE OVER ANY PRINTED ADVERTISEMENT.*

OPEN HOUSE:10/27 & 11/5 4:00-5:30 at Tract 1

Owners: The C. Wesley Knight & Jo Anne M. Knight Revocable Living Trust,

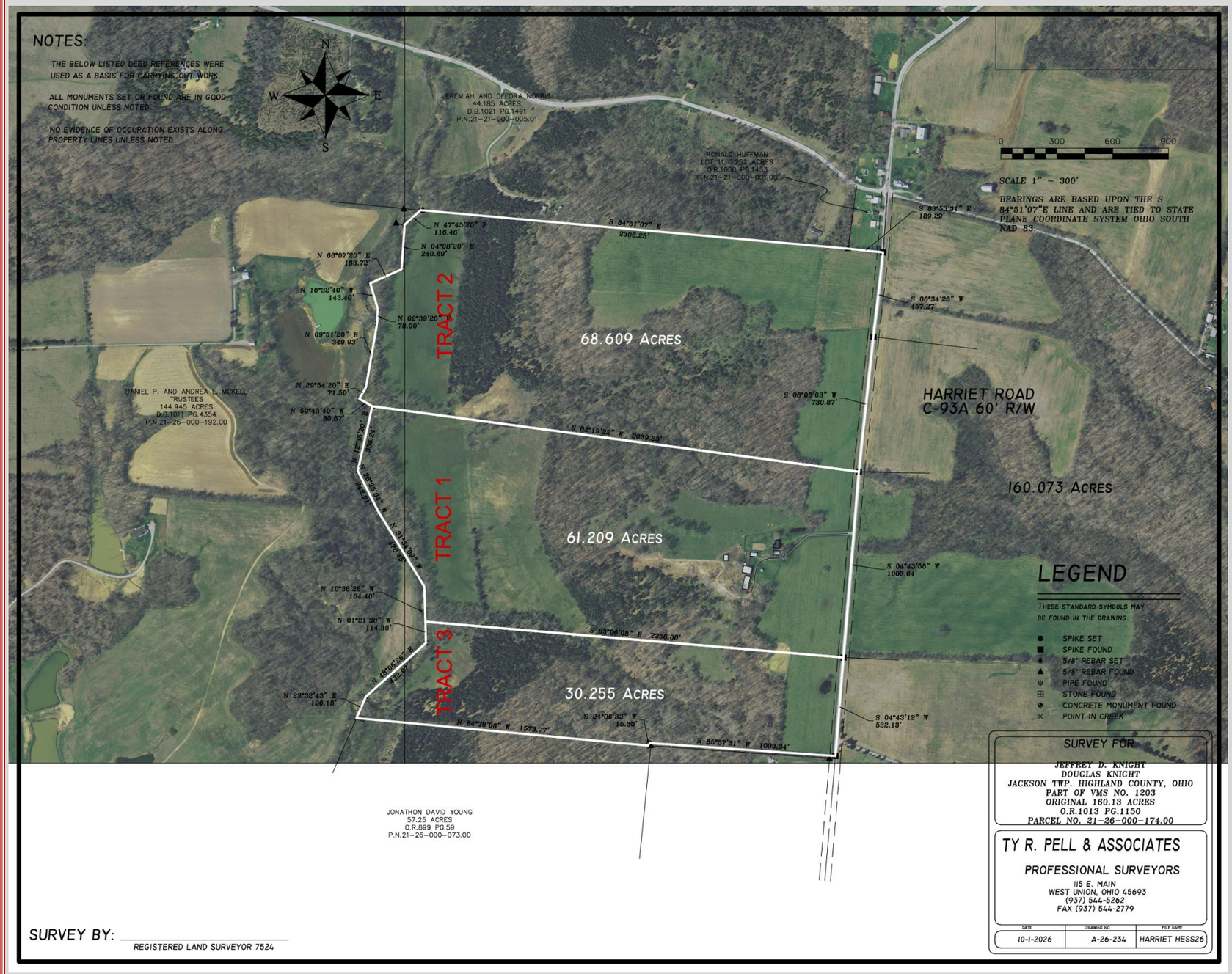
Douglas W. Knight, Jeffery D. Knight & Steven R. Knight co-trustees

HESS AUCTION CO., LLC
2596 St. Rt. 138 • Sardinia, Ohio 45171
- Auctioneers -
BRAD HESS (937) 763-4455
www.hessauctionco.com

WALKER REAL ESTATE ADVISORS
walkerrealestateadvisor.com • 937.402.4092
934 W. Main St. • Hillsboro, Ohio 45133

Personal property auctioneers Caden Hess, Glenn Hess & John Grover

Added to the auction by a neighbor
2019 MF 1734E tractor, FWA, 200 hours, with MF 2407 loader, like new. Tarter 3pt 6' tiller: Woods RD60, 3pt finish mower. (Both like new)



OPEN HOUSE:10/27 & 11/5 4:00-5:30 at Tract 1

WALKER
REAL ESTATE ADVISORS
walkerrealestateadvisor.com • 937.402.4092
934 W. Main St. • Hillsboro, Ohio 45133
HESS
AUCTION CO., LLC
2596 St. Rt. 138 • Sardinia, Ohio 45171
- Auctioneers -
BRAD HESS (937) 763-4455
www.hessauctionco.com