

81.98 AC. KELL HOMESTEAD REAL ESTATE AUCTION

AUCTION SITE: HIGHLAND CO. FAIRGROUNDS, Wharton building, 604 John St. Hillsboro, Ohio 45133.

THUR. OCT. 2, 2025 @ 6:00 P.M.



TRACT 1: This tract is located at 2024 US 62, Winchester, Oh. 45697 consist of approx. 30.62 ac. of pasture with a story & ½ farmhouse consisting of 3 bedrooms (2 up), kitchen w/ appliances & oak cabinets, living room, dining room, full bath and laundry room. The home has central air, gas 2 stage furnace, a front and back porch, aluminum siding & shingle roof. Outside you have a blacktop driveway, 36x80 garage w/ 2 overhead



doors, large frame barn w/ feeding area for livestock, spring water for livestock and perimeter fencing. The home has county water & buildings have county water & electric. This tract has approx. 1800' road frontage on US 62 & is a true showplace. **TRACT 2:** Approx. 51.36 ac of land w/ approx. 8 ac. woods, remainder tillable w/ approx. half of the ground being tiled. Access for this tract is on US 62 just past Highland South Restaurant w/

approx. 25' of frontage. This tract joins the back of tract 1 & tenants will have right to harvest 2025 crops. Both tracts of land will have deed restriction against the sale or lease of any solar power. **Land will be offered in the Multi-Par method individual tracts or as a whole.**

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.

Terms: \$25,000. down day of auction per tract for tracts, \$50,000 If purchasing the whole farm with remainder due at closing to be on or before Nov. 21, 2025. Possession at closing on tract 1, tenants' rights for 2025 crop on tract 2. Buyer will be responsible for keeping the land in CAUV or pay to remove. Farm offered subject to owners' confirmation. **Auctioneers & salespeople are agents for the seller.** **NOTE:** If you grew up in Highland Co. and ever drove past this property, I highly doubt you ever saw anything out of place. Russell & Dorothy Kell took great pride in the care of their property. This is a once in a lifetime chance to own this one. Admired by many and now is your chance to own it.

OPEN HOUSE: SEPT. 8 & 18, 4:30-6:00 P.M. at Tract 1

Auction site: Highland Co. Fairgrounds, Hillsboro, Oh. Wharton building, 604 John St. Hillsboro, Ohio 45133

Owners: Derrick Kell & Terri Brooks, children of the late Mr. & Mrs. Russell Kell

HESS
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2596 St. Rt. 138 • Sardinia, Ohio 45171
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