

NEWMAN REAL ESTATE AND PERSONAL PROPERTY AUCTION

Located at 2989 SR 134 Mt Orab, Ohio 45154, just north of Buford, Ohio.

**SAT, OCT. 19, 2024 @ 10:00 AM W/ TOOLS, 10:30 GUNS, REAL ESTATE
11:00 FOLLOWED BY HOUSHOLD, TRACTORS, UTV, MOWER AND EQUIP.
& WOOD WORKING TOOLS**

2 STORY HOME, & BARN AND A TOTAL OF 5.21 AC. OFFERED IN 2 TRACTS AND TOTAL



Tract 1: This early 1900's, 2,300 sq. ft. 2 story 4 bedroom home located just North of Buford situated on a nice 3.72 ac. offering a dining room, kitchen



with laundry hook up; family room, setting room/possible bedroom and bath on main floor. Upstairs you have 4 bedrooms, 1 bath including servants' quarters and stairway. The home offers 8' ceilings, enclosed back porch, front and side porches as well & metal roof. There is a spring fed well that services the home with county water available at the street & electric forced air furnace. Outside you have a 32x48 pole barn, 40x72 pole barn w/partial concrete floor and electric, small out building and above ground pool (in need of repair) with large wrap around deck. Home has generator backup. **TRACT 2:** 1.49 ac. lot with septic and water adjoining tract 1. (Currently has a mobile home occupied and owned by resident that has a life estate and right to have mobile home and live there for her lifetime). New owner will be responsible for yard maintenance on property, taxes and insurance. **Real Estate Terms:** Offered subject to owners approval day of auction. **\$15,000/ tract 1 & \$5,000/ tract 2 (\$20,000. Total) down day of auction with remainder due at closing to be on or before Nov. 29, 2024. Possession will be at closing. Real estate taxes currently are \$802.26 combined per half year and will be prorated to the day of the closing & possession at closing.**



TRACTORS, UTV, MOWER & EQUIP.: International 424 tractor w/ loader hyd. bucket; International 434 utility tractor; Ford Golden Jubilee tractor; Kawasaki Mule 610, 4x4, 281 hrs. w/ snow blade & cab enclosure; Simplicity zero turn mower 60"; County Line 5', 3 pt tiller; Ford 930 3pt finish mower; 3 pt land leveler; 3 pt furrow plow; 3 pt blade; 3pt dirt scoop; Carry all; Boom pole; Yard roller; Lawn sweep; Huskee tiller; Cub Cadet RT 65 rear tine tiller; 20x10 canopy tents; **WOOD WORKING SHOP TOOLS & MISC.:** Delta jointer; Ryobi 9" bandsaw; Craftsman router and table & 2 others; Delta disc and belt sander; Delta spindle sander; 2 Craftsman 10" radial arm saws; Delta planer; Craftsman table saw; Clarke metal cutting bandsaw; Craftsman 12" bandsaw; Craftsman 38" variable speed wood lathe; DeWalt miter cutoff saw on portable stand; Bench grinders; Central Machinery parts washer; Multiple type clamps: Bar clamps; Furniture clamps; C clamps; Large assortment of power hand tools; Pipe wrenches; Huge amount of wrenches, ratchets, sockets, air tools, power tools; Shelving; Engine hoist and engine stand; Werner 6', 8', and 10' step ladders; Werner aluminum 32' extension ladder; Husky 9 drawer tool chest; CSPS Steel Glide 13 drawer tool chest stainless steel; Work benches; Bench vice; Shop vac; Floor jack; Dolly cart; Large assortment of hand garden tools; Small fertilize spreader; Log chains; Load binders; Wheel barrow; Steel posts; Gas grill; Battery charger; Push garden plow; Assorted lumber; Large hand huned swing beam; **Guns:** 1- Connecticut Valley Arms Apollo .50cal black powder; 2- BPI-Connecticut Valley Arms, Fire bolt ultra mag .45cal black powder; 3- Mossberg 183T, 410, bolt action; 4-Thompson-Center Arms .50cal, Renegade, black powder; 5- Remington 870, 20ga. pump shotgun; 6- Richland Arms Co. .44cal black powder revolver pistol; 7- Mod Tex .22cal revolver w/ .22mag cylinder; 8- Jimenez Arms Inc. T-330 380 w/ 2 clips; (guns sell according to Ohio Gun Law) Assortment of ammo; **HOUSEHOLD:** Frigidaire refrigerator w/ice & water in door; Whirlpool washer front load; Kenmore Elite dryer front load; Maytag glass top electric range; Microwave; Oak modern dining table w/leaf and 6 chairs; 2- 2 door wooden cabinets; Oak corner entertainment cabinet; Full size bed frame; Hospital bed **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:** **Hard to find country setting property here! This one is full of character and potential. Home could use some updating but will make a real show place with some updates. There are a lot of good wood working tools and items to sell as well.** Any announcements made by the 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. 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.



OPEN HOUSE: Sept. 23 & Oct. 8 4:30-6:00 PM.

OWNERS: Richard D. & Rita Newman

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