



ABSOLUTE AUCTION

Athens County Real Estate

- 2 Country Homes
- Camper/Building Pad
- Outbuildings
- Tillable Land
- Woodland

39± Acres

Offered in 4 Parcels



**NOTE! PREVIOUS PARCELS 1 & 3
HAVE BEEN COMBINED INTO
PARCEL 1: 10.9 ACRES**

12811 Upper River Road, Athens, Ohio



LARGE EQUIPMENT & PERSONAL PROPERTY AUCTION

SATURDAY, SEPTEMBER 24TH • 10AM

TRACTORS – EQUIPMENT – TOOLS – ANTIQUES – COLLECTABLES – FURNITURE – HOUSEHOLD – FIREARMS

Tractors & Equipment (sells at 2 PM): Massey Ferguson 471, 2wd, OROPS, diesel, shuttle shift trans, 540 pto, 3pt, 2 remotes, sells with Woods 1020 loader, material bucket, only 1870hrs; Ford 4100, 2wd, diesel, 540pto, 3pt, 1 remote, 2243hrs; Ford 800 gas tractor, wide front, 3 pt; Sharp 2020 Diamond C single axle dump trailer, 5000lbs GVWR, 2 way rear doors; Bush Hog SQ600 3pt brush hog; Landpride 3pt post hole digger(1 bit); Woods RM660 3pt finish mower; quick attach bale spear; Massey Ferguson 1455 round baler, New Holland 55 Roll-A-Bar rake; (2) New Holland 273 small square baler(1 in working order, 1 needs new knottor); 4-basket hay tedder; 5' 3pt box blade; Curtis 5' 3pt tiller; (3) 3pt blade; Ford 3pt bush hog; 3pt sprayer; Lely 8' 3pt disc mower; 3pt bale spear; 3pt fertilizer spreader; mounted sickle bar mower; (2) new 7.50-16 tractor tires; (2) 10' cattle gates; livestock fencing supplies, hog panels; chicken wire; dog kennel; (3) fuel tanks; 40' shipping container; and much more. **Camper (sells after Real Estate):** 1996 Denali 26' Bumper Pull Camper, tandem axle, 2 slide outs;

Guns (sell at 11:30 AM) : Shotguns: Benelli Nova 12ga pump; Winchester Model 12 20ga pump; A.H. Fox Sterling 12ga SxS; Stevens 940 20ga single shot; H:R Pardner 20ga single shot; Winchester 37 16ga single shot; Remington Sportsman 12ga pump w/ slug barrel; Winchester 1200 20ga pump w/ slug barrel; **Rifles:** Marlin-Glenfield 30A 30-30 lever; T/C Triumph 50cal muzzleloader w/ Vortex scope; Rossi 92 .357Mag lever; Winchester 1890 22 pump; Marlin 60 22 semi-auto; Winchester 04A, 22 single shot; Winchester 94 30-30 lever; Mossberg Plinkster 22 semi-auto; Henry 22 lever; (2) air rifles; Red Ryder in box; Taurus G3 9mm semi-auto pistol. **Ammo & Hunting Supplies:** 12ga; 16ga; 20ga; 30-30; 38spl; 22; 22Mag; 410 ammo; several knives; cleaning supplies; hunting gear; ladder tree stand; minnow bucket & traps; X-Force crossbow; ammo boxes; live trap; large assortment of fishing rods; and much more.

Tools: 4', 6', 10', 12' step ladders; aluminum extension ladder; airless paint sprayer; Stihl HT101 extendable pole saw; Stihl chainsaw(2-MS271, MS180C, MS170); new Craftsman chainsaw; several Stihl weed eaters; Champion generator; Powerpro 1000 watt generator; Tahoe 10,000 watt generator; Silverjet 4000 psi pressure washer; push mower; push gas engine leaf blower; shop vac; wheel-barrow; pipe wrenches; steel garden trailer; 10' aluminum boat; ladder jacks; front tine rototillers; assorted lumber; dog kennel; 2-wheel cart; assorted garden tools(rakes, shovels, etc.); poly lawn roller; ATV alum. ramps; 12V sprayer; electric smoker; Vision ceramic grill; turkey deep fryers; tarps; propane tanks; Homelite water pump; log chains; water line; pvc pipe fittings; ext. cords; electrical supplies; trash cans; post driver; 10'x10' & 12'x12' canopies; coolers; Stihl BT50 leaf blower; ratchet straps; Skil saw; angle grinders; Lifetime table and chairs; aluminum boat; (3) Kayaks; Craftsman tools boxes; tap & die set; drill bits; socket sets; Sawzall; LARGE assortment of hand tools; Titanium Easy Flux 125 welder; bench grinder; fasteners; bolt cutters; impact gun; 3/4" socket set; battery tester; Skil table saw; DeWalt compound table saw; Campbell upright 60gal air compressor; shop fan; tire changer; floor jacks; bottle jacks; car ramps; gas cans; propane bird cannon; huge assortment of shop and farm supplies and misc.; and much more to be discovered.

Household – Antiques – Collectables - Furniture: good assortment of primitive kitchen items; kitchen scales; cheese graders; blue mason jars; sad irons; cookie jar; crocks and jugs; 4-gallon butter churn crock; graniteware; egg basket; assorted chicken décor; farmhouse signs and décor; several wash boards; wind chimes; large assortment of canning jars; pressure cooker; cast iron cook stove; Longaberger baskets, dishes, and décor; oil lamps; several lanterns; lava lamp; squirrel nutcracker; Red Jacket hand water pump; cross cut saws; hand meat slicer; copper still; bird houses; Christmas lights; pictures and frames; vintage baby clothes; toy tractor & cars; flyer sled; wooded rocking horse, highchair, desk combo; pay phone; ampeg SS-70 speaker; wood crates; butcher block top table; Dining table w/ 2 chairs & 2 benches; dry sink; high top rustic cabinet; rustic entertainment stand; Queen bedroom set; full size bed frame & dresser; corner cabinet; book shelves; double recliner; couch; upholstered chairs; futon chairs; wood rockers; 4-piece cherry end table and magazine table set; patio furniture; flatscreen tv's; records and DVDs; Yamaha electric keyboard; refrigerator; kitchen stove; large assortment of household items; and more.

AUCTION NOTE: This is a partial list of what will be a large auction with a good diversity of items. Autty and Jamie are moving and taking a minimal number of items with them. Bring a friend as we will sell in 2 rings most of the day, with a crew on household and collectable items, and the other on tools and shop items. Firearms sell at 11:30, Real Estate at noon, and large equipment at approximately 2 PM.

PICTURES AND ADDITIONAL DETAILS ARE AVAILABLE AT WWW.RES.BID



Auction by order of Autty and Jamie Hamilton
 Frank DiMarco 740-393-1001 - Andy White 419-651-2152 – Jake White – Drew Turner – Mary Hartley Adam Welch – Kevin Teets – Seth Andrews, Broker

www.RES.bid | (833) 765.3737

SATURDAY, SEPTEMBER 24TH
 Personal Property 10am • Real Estate 12 Noon



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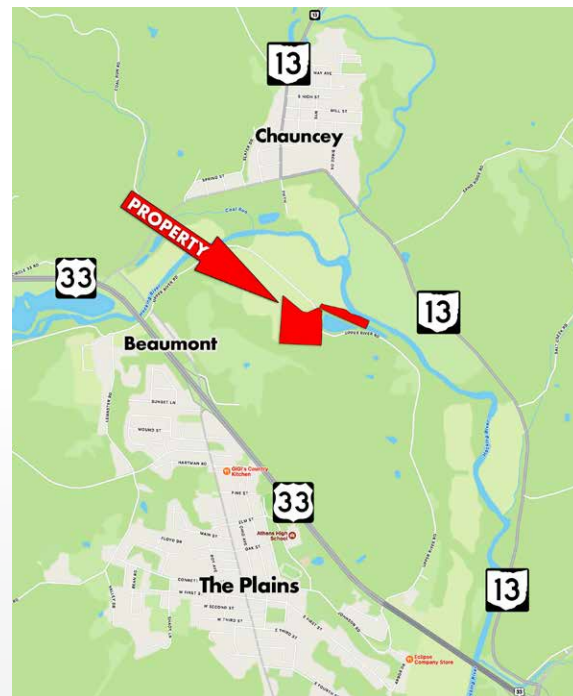
REAL ESTATE: Selling to the highest bidder are 2 good homes, a camper pad, buildings, and 39 acres of possibilities. Situated on a common access driveway, these parcels enjoy convenient access to US Route 33 yet offer great privacy to enjoy the great country hillside. The property will be offered in its current 4 parcels as well as offered in its entirety. This offering allows you the ability to pick a great home, add a combination of lots, or purchase the entire offering and enjoy your own farm. A good portion of the property is in the 100 year flood plain, maps are available at www.RES.bid

PARCEL 1: 10.9 acres with a good 2017 manufactured home tucked against the woods overlooking great open views to the west. The home offers an open floor plan with the kitchen, dining room and family room separating the master suite with a full bath on the one end and 2 additional bedrooms, a full bath, and living room on the opposite end. The home is in clean, move in ready condition, and offers the peace of mind of a good solar system with Generac battery backup. This parcel also includes a 24'x32' detached garage/shop with concrete floors, electric, wood burner heat, and a retractable awning on the front. The 10.9 acres offers a mix of woods and open land. This property also offers a cement slab where a mobile home once was. Today this pad is used for a camper site that is hooked into the septic system and used for year-round living. The camper will be sold after the real estate allowing the new purchaser the ability to buy it and leave the camper there for rental income. This parcel also shares access to the pond on the property with parcel 2 and 4. Taxes: Athens County parcel G010010047702 & G010010048100 current annual taxes are \$1,244.64 and will be prorated to the date of closing.

PARCEL 2: 3.7 acres with a remodeled ranch home and outbuilding. The home was built in 1974 with 3 bedrooms, a full bath, living room, eat in kitchen, as well as a family room. Additional features include a rear patio, full basement, attached 2 car garage, and an awesome sun-room overlooking the pond and property. The home is also extremely clean and well cared for. Detached from the home is an additional 2 car garage with propane heat making an ideal workshop. Taxes: Athens County parcels G010010047800 & G010010047900, current annual taxes are \$1,655.64.

PARCEL 3: 20.3 Acres of predominantly open tillable land with woods that offers habitat and a natural funnel that has produced an impressive wall of trophies for Autty. This parcel also offers a pond, two 3-sided buildings, a corn crib shed, and a flat barn that are ideal for livestock, equipment, and hay storage. This parcel would work great for pasture, tillable farmland, hunting paradise, or developed into a campground. Taxes: Athens PP G010010047700, annual taxes are \$1,925.70.

PARCEL 4: 3 acres located just north of the Hocking Adena Bikeway; this parcel also fronts on the Hocking River. If you are looking for a unique recreational property with access to the river, this could be it. Taxes: Athens PP G010010047600, annual taxes are \$2.84.



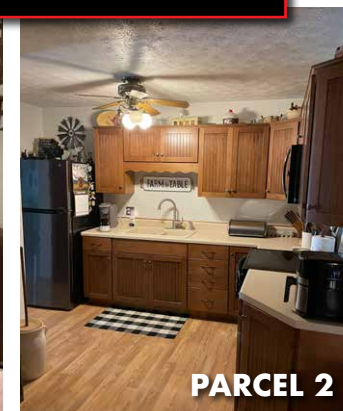
OPEN HOUSE:
 The home will be open for inspection on
Wednesday, September 14th • 5 - 7PM
 Private showings are available through
 Frank DiMarco 740-393-1001.



PARCEL 2



PARCEL 2



PARCEL 2



PARCEL 1



PARCEL 1

TERMS: The successful purchasers will be required a 10% non-refundable down payment at the auction with the balance due at closing within 45 days. A 10% Buyer's Premium will be added to the final bid to determine the purchase price. All desired inspections need to be completed prior to bidding.

MORE PHOTOS, INFO. AND COMPLETE LIST OF TERMS ARE AVAILABLE AT WWW.RES.BID



PARCEL 1



PARCEL 1



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