



AUCTION

LEADING THE INDUSTRY SINCE 1945

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Saturday - September 16, 2023 - 11:30 AM
Real Estate Sells At 12:00 PM

Opportunity Presents!

175-Acre Country Retreat - In 2 Parcels

Updated Farmhouse - Shop - Barn - Wooded & Open

Rolling Cropland - Covered Bridge - Timber

Also Selling: JD 5410 - Equipment - Early Land Rovers

Power Tools - Sawmill - Antiques - Collectibles - Coins - Guns - Ammo

HIGHLAND CO. - LIBERTY TWP. - HILLSBORO CSD

Live Auction With Online Bidding Available

ABSOLUTE AUCTION, All sells to the highest bidder on location:

8961 Patton Rd., Hillsboro, OH 45133

Directions: From US-50 & US-62 in Downtown Hillsboro, head south on N. High St. toward Main St. Turn left onto Muntz St. Continue south on OH-73 E 1.9 mi. to Patton Rd. Right onto Patton Rd. 1.0 mi. to auction. Watch for KIKO signs!



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Open House: Wednesday - September 13, 2023 - 4:00-6:00 PM & Friday September 15, 2023 - 12:00-3:00 PM

Real Estate: Opportunity presents! 175 +/- acre country retreat in 2 parcels. Real estate features a nice mix of gently rolling farmland, pastureland, updated home, wooded acreage with timber and future potential. Long private lane. Charming colonial style home with modern master suite addition and finished walkout in-law suite added in 2005. Home boasts loads of early and modern character. Front porch entrance to foyer with staircase. First floor master w/ full bath, guest bath, patio access, laundry/pantry, and large original living/dining room w/ (2) fireplaces. Second floor includes (2) bedrooms and full bath. Updates include kitchen, living area with additional fireplace, mudroom, covered access to oversized 2-car garage, and upstairs office space. Large master suite addition w/ his/her large walk-in closets and full bath. In-law suite on lower-level w/ kitchenette, dining and living area complete w/ fireplace, full bath, laundry hookup. Home includes 200-amp elec., (2) furnaces, and central air. Stone patio w/ gazebo. Detached 30' x 60' insulated garage/workshop previously fitted for woodworking and classic cars. 64' x 50' pole building with lean-to. Lots of room for potential. Trails throughout. Covered bridge overlooking South Fork/Rocky Fork Creek. Centrally located between Columbus, Cincinnati, and Dayton. All mineral rights owned by seller to transfer.

Real estate to be offered as follows:

Parcel #1: 137 +/- acres with historical farmhouse and buildings. Approx. 120' frontage. Wooded, grassland and open.
Parcel #2: 38 +/- acres gently rolling, tillable farmland. Approx. 1,600+ ft. frontage.

Note: Parcels will be offered separate then together through our multi-par system. Bank financing available to qualified bidders. Call auctioneer for details on how to use your current home to buy this one! Truly a must-see property!

Terms On Real Estate: 10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed. Property to be offered as a Multi Par auction and sold whichever way it brings the most.

Also Selling: 2010 LT15 Wood Mizer Sawmill, 15 Hp Gas Engine, 8 Ft. Extension, On Trailer, Vacuum Dust Collector - '73 Land Rover, Series 3, 88", North American, Red Hard Top Wagon, Overdrive And Parabolic Springs - '74 Land Rover, Series 3, Military Lightweight, English Import, 12v Elec., Left-Hand Drive, Hard And A Vinyl Soft Top, Range Rover Differentials And Parabolic Springs - Loads Of TR 3, 4 & 6 Triumph Car Parts, Motors, Transmissions, Rolling Chassis - John Deere 5410, 2WD, 2,358 Hrs., JD 520 Joystick Loader, Canopy ROPS, Dual Hyd. 540 PTO, Diesel - JD 717 7' Brush Hog, 540 PTO - Ford 600 W/ Freeman 2000 Loader - Wallenstein 3 pt. Wood Chipper - Tegtmeyers 14' Tandem Axle Trailer, Drop Gate, Elec., Winch - '70 Honda Trail 90 - Honda 90, Yr. Unknown - Ex-Cell 2-Ton Cherry Picker - Clarke Parts Washer - Loads Of Shop Vises - Torch Sets - 3' Metal Brake - Ingersoll 80-Gal. Compressor - Scaffolding - Ladders - 300-Gal. Fuel Tank - Lumber - Huskee Log Splitter - Agri Fab Leaf Vac - General Pressure Washer - Guardian Ultra 8000 Generator - Stihl Chainsaws, Trimmers, Limb Saws - Central Hydraulics 20-Ton Shop Press - Shop Smith Multitool - Reliant Scroll Saw - Craftsman 12" Band Saw - Craftsman Router Table - Craftsman 10" 3-HP Table Saw - DeWalt Miter Saw - Loads Of Hand Tools - Power Tools - Frigidaire Upright Freezer - Stone Benches - Assorted Uncirculated US Mint Proof Sets - Early Advertising - Beer Advertising - Vintage Toys - Costume Jewelry - Household - Furnishings - Decor - Primitive Antiques - Much, Much More!

Firearms: Remington 870 Express Mag., 20 Ga., Rifled Barrel & Field Barrel, SN: AB041513U - Winchester Model 69A, 22SL/LR, Bolt-Action - Remington Model 572 22SL/LR Field Master - Howard Kelley Custom Built Tiger Maple Flint Lock - Danzig 1836 Percussion - U.S. 1884 Springfield 45-70 Breech Loader - Loads Of Ammo 9mm, 30-30, 22LR, 25 Auto, 20 Ga.

Note: Auctioneer plans on selling 2 auction rings. Call with questions.

Terms On Chattels: Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or MasterCard accepted. 4% buyer's premium on all sales, 4% waived for cash or check when paid sale day. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.

Auction By Order Of: Ray & Mary Bolich

