

# ABSOLUTE AUCTION

FRIDAY, DECEMBER 8TH – 10:30 AM  
REAL ESTATE – 12:00 PM



COMMERCIAL  
REAL ESTATE



## LIVE AUCTION WITH ONLINE BIDDING

### AUCTION HIGHLIGHTS

- Mobile Home
- 24 X 24 Garage
- Drive-On Scale
- Large Turnaround/Parking Area
- Ideal For Landscaper, Storage, Trucking, Personal Use
- Offered In Two Parcels – Buy One Or Both

### Also Selling Description:

- Zero-Turn Mower – Tools – Misc

Located 6 miles SW of Washington Court House

### AUCTION #1

5.5 acres – 32 X 136 pole building, steel sided, shingle roof, four divided bays with 14' high overhead doors, insulated with electric and RV plugs, concrete floors, three of the four are currently rented for storage, 5th divided bay with double swing-out doors and extra 12 ft. bump out, 32 X 48 end bay with 150-amp breaker, 220 electric, all insulated with 14 ft. overhead door with opener, concrete around inside, 3 phase available, 120/240.

14 X 70 mobile home trailer with 12 ft. full-length addition, metal and vinyl siding, covered front porch. Inside with reception room with sales counter, two offices or bedrooms, full bath, laundry area, addition with kitchen, mudroom entry with shower bath, living area and bedroom, FA propane heat and AC. Drive-on scale between trailer and building that is wired into trailer office. Well and septic. Area in back would make a nice home site. Borders Rattle Snake Creek. Large gravel and concrete area between trailer and building. Property is usable for a multitude of income uses.

7.3 ACRES WITH  
32 x 136 STORAGE  
BUILDING  
40x60 Heated Shop  
Offered In Two Parcels

7953 US RT. 62  
WASHINGTON COURT HOUSE,  
OH 43160

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Information is believed to be  
accurate but not guaranteed.  
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details, including  
directions.

Absolute Auction,  
all sells to the  
highest bidders  
on location.

## AUCTION #2

1.5 acres. 40 X 60 heated shop, steel roof & siding, 16 ft. ceilings, two 8 ft. X 15 ft. high sliding doors on the end. 14 X 14 overhead door on side, Reznor propane heat. All insulated, steel finished ceiling, 40 X 7 overhead storage loft, utility room with half bath, 200-amp breaker, 220 electric, 24 X 24 block one-bay garage with overhead door, electric, concrete, well and septic. Large parking/turnaround area on two sides of the shop.

## 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.

## ZERO-TURN MOWER – TOOLS – HARDWARE – AIR COMPRESSOR

Hustler Super Z mower 60" deck, Kawasaki eng. 460 hrs, rops, Industrial Gold series horz. air compressor 7.5HP 230V, 120 gal. – rolls of cable – DeWalt compound miter saw on Rigid work stand – Milwaukee 1/2-ton chain hoist – Groundwork wagon – galv stock tank – gas push mower – 2X4 boards 8 ft approx. 240 pine/new/kept inside – Gorilla cart wagon – Porter Cable portable air compressor pancake – chicken waterer – trailer light kits – dozens rolls rope – misc. plumbing fittings – Echo gas blower – Rigid shop vac – sev propane tanks large and small – NIB AO Smith 30 gal elec HW tank – several garden hoses – 2 industrial carts – tools and hardware – rolls of Pex water line – sandblaster – rolls flooring underlayment dozen – 30 lb LP tank bracket – rain barrel – elec motors 1/4 horse, 1/2 in shafts – Powermate 18 in rear-tine tiller – Stihl FS 38 weed whip – Craftsman weed whip – gas and Kero cans (12) 6 full – skid tanks – goat/dog houses – misc lumber – wire panels – gates – 4X8 pallet rack on wheels 2 shelves – (11) 4X8 sheets OSB particle board/3/4" T & G sub floor – 4 sections pallet racking, 16 legs, 2 shelves – NIB light fixtures couple fans – NIB elec panel 200 amp – live traps – firewood rack – QT pallet forks – turn buckles – tarps – camping fuel/propane – Ryobi power washer – BP sprayer – wheelbarrow – 3 ft. deep 12 ft long pallet rack 1 shelf – steel welding table with vise – 2X8 boards approx. 18/12 ft long boards – 2X6 approx. 14/12 ft long boards – T posts approx. 3 dozen – rolls woven wire – alum. ext ladder 16 ft – fencing insulators full box – garden tools – 2X10 boards 4 16 ft long treated lumber – 3/16 ft/2X6 boards – 3-ton floor jack – creeper – oil reservoir – antique barrel dolly

## HOUSEHOLD – FURNITURE – APPLIANCES

Dozen bags softener salt – Samsung auto washer – Samsung elec. dryer – oil lamps – decorative lantern – jars – Brother sewing machine – non-perishable food – loveseat recliner – matching sofa & chair and ottoman, leather – Samsung SS gas range – Samsung SS dishwasher – Whirlpool SS refrig – metal stools – wood burner Deftant Encore – dishes – kitchenware – large storage cabinet/pantry – rocker – cabinets/shelves – trampoline – cast-iron spoke wheels – old town canal fiberglass – chest freezer Whirlpool – cast-iron stoves – 2 dehumidifiers – Christmas lights

## SOLAR PANEL SYSTEM – CARGO/SHIPPING CONTAINER

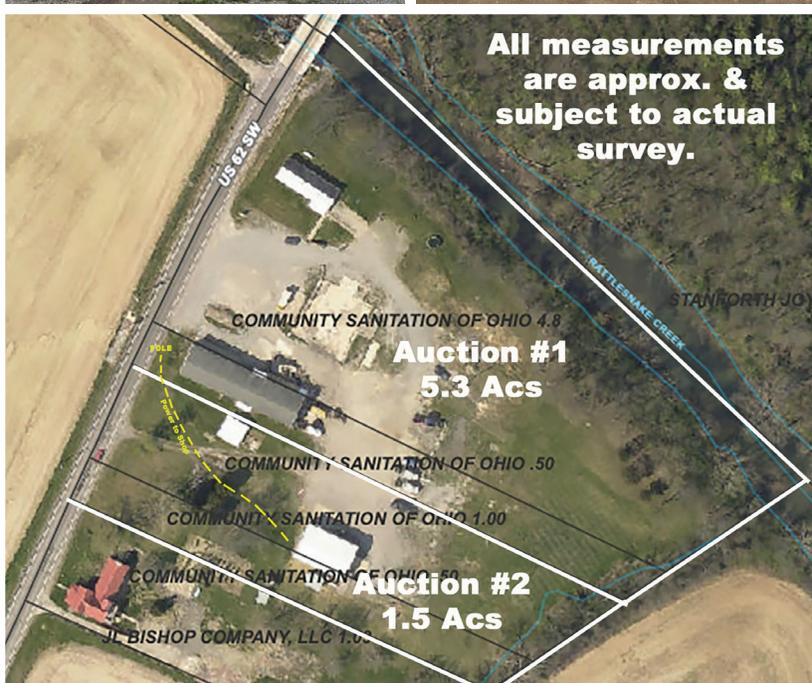
8 X 40 storage box/cargo container – Renogy solar panel system, off grid home system, 12 large batteries, 19 panels, all hardware, complete system, purchased new, still in boxes.

## TERMS ON CHATTELS

Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or Master Card 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

Joe Yoder



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