

LARGE 2 DAY ESTATE AUCTION FRIDAY July 19 and SATURDAY July 20, 2019

Estate of Willa Jean (Church) Newland

Clermont County Case #2018ES13071

Tressa Gossett, Administrator

Personal Property July 20, 2019

9:00 AM 2634 Bethel New Richmond Road

ANTIQUES: lots of oak furniture, high boys, chest, round table and chairs, ice box, roll front file cabinet, cedar chest, crocks, cast iron items, butter churns, mantle clocks, cow bells, walnut glass doored cabinet, huge safe, dinner bell, stack bookcase, milk cans, and much more

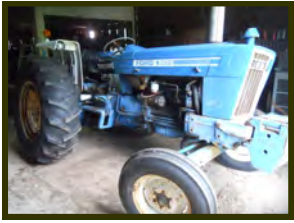
SHOP TOOLS: Coats tire changer, gas pump, wrenches, engine hoist, floor jack, battery charger, socket sets, table saw, drills, large assortment of Craftsman wood working tools.also some antique tools.

Tractors: Ford 6600 tractor shuttle shift remotes front weights original. Farmall cub w/belly mower new rear rubber. INT 140 disassembled to paint with cultivators. 601 Ford diesel 5 speed live PTO. Farmall B. John Deere 2510 diesel remote new rubber. Bantam 3 wheel tractor.

Equipment: 8'wheel disk, 6' Bushog, NH 276 hay baler. NH 256 dollie wheel rake. 2 gravity bed wagons. JD 8' wheel disk. 3pt boom pole. 3pt sub soiler. 3pt box scraper. potatoe plow. Farmall sickle bar mower. 3pt land leveler.3pt pallet fork. 3pt cultivator. International 6' bushop with clutch. very large variety of farm gates and corral panels with a galvanized portable loading chute and several matching tall gates. Horse drawn jolt wagon, 2 jolt wagon wheels, pony cart.

Trucks and trailers: 1994 Ford F350 dual wheel diesel truck with aluminum bed, 1994 Ford F350 dually gas truck. Dodge van, 1994 Eby 20' aluminum gooseneck stock trailer. fifth wheel camper very rough

AUCTIONEERS NOTE: This will be a very large sale possibly 2 sale rings. Ad does not come close to covering the list. Come prepared for anything.



**NO
Buyer's
Premium!!**



PERSONAL PROPERTY TERMS: All sold "as is, where is" with no guarantees. Payment made on auction day with cash or good check with proper I.D. Announcements made auction day take precedence over any previous notification. Not responsible for accidents or loss of property. ID required to register for buyer's number.

REAL ESTATE TERMS: Come prepared with pre-arranged financing and be capable of paying cash at closing. Property sells "AS IS" with no contingencies or inspections. Bidders shall rely on their own inspection and not upon any description of the auctioneer, owner or agents. Auctioneer and real estate company are working for the seller only. All decisions of the auctioneer are final. Purchase contract to be written immediately following the final bid. DEPOSIT required day of the auction for each property purchased: \$10,000.00 (non-refundable) for Lindale-Nicholsville, and 2 properties on Winfield Road. \$5,000.00 (non-refundable) for SR 125 property. Certified/cashier check (payable to Buyer), to be deposited in the escrow account of Mike Brown and Associates, LLC. Closing for each property will be on or before August 30, 2019. Possession according to the purchase contract. If Buyer fails to close per terms of contract, the deposit is non-refundable. Seller will furnish a good deed at closing at Title Company. Any other terms and conditions will be announced day of auction and will take precedence over printed material. Taxes pro-rated to day of closing.

Pre-Approval letter is required for bidding on property.

1% Realtor co-op on property, see attached required form

Disclaimer: All information contained herein is believed to be accurate but not warranted. No warranties expressed or implied, subject to all easements, restrictions, zoning, covenants and other matters of record. All measurements are approximate and not guaranteed. Any home built prior to 1978, could fall under the Lead Base Paint Law. Any potential bidder may conduct lead paint tests 10 days prior to sale at buyer's expense.

Mike Brown & Associates LLC

AUCTIONEERS

BETHEL, OHIO (513) 532-9366

Mike Brown, Auctioneer

Agent with United Realty Home Connections

www.MikeBrownAuctioneer.com



LARGE 2 DAY ESTATE AUCTION FRIDAY July 19 and SATURDAY July 20, 2019

REAL ESTATE sold on site Friday July 19, 2019



MLS#1626872

Starting at 9:00 AM. MLS#1626872
3/4 mile west of SR 222 south to 2149 Lindale-Nicholsville Road.
33.85 acres with large barn and pond. 2240 sq ft of road frontage.
city water.



MLS# 1626873

Starting at 10:30 MLS#1626873
3687 SR 125 Bethel Ohio. 1.63 acres. Frame house 1600 sq ft
with 40X60 pole building



MLS# 1626875

Starting at 12 noon

9999 Winfield Road Georgetown, Ohio MLS#1626874
TRACT#1-65 acres cropland and woods with a huge amount of
road frontage on 2 roads Barnes and Winfield, city water.

TRACT#2-MLS# 1626875 log home on 4 acres of rolling land
with nice pond, 350 ft of road frontage on Winfield road.

**REAL ESTATE and Personal Property
sold on site Saturday July 20, 2019**

9:00 AM 2634 Bethel New Richmond Road
REAL ESTATE sells at 12 NOON



MLS#1626876

MLS#1626876 3 bedroom, 2 bath 1600 sq ft handicap accessible
home on 6.85 acres 547' road frontage. 30x60 detached garage,
concrete floor, finished inside. Several other buildings on property



MLS#1626876



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United
Real Estate
Home Connections

Mike Brown Auctioneer



**Auctioneer/Realtor
513-532-9366**



REAL ESTATE CO-OP REGISTRATION FORM

REAL ESTATE FIRM AND TELEPHONE NUMBER _____

SALES AGENT NAME AND TELEPHONE NUMBER _____

PROSPECTIVE BUYER NAME _____ (print)

ADDRESS _____

TELEPHONE NUMBER _____

Please check property address	Location of property	Date of auction	
<input type="checkbox"/>	2149 Lindale Nicholasville Road	Friday July 19 9 am	33.85 acres
<input type="checkbox"/>	3687 State Route 125	Friday July 19 10:30 am	1.63 acres, house
<input type="checkbox"/>	9999 Winfield Road Tract #1	Friday July 19 12 noon	65 acres
<input type="checkbox"/>	9999 Winfield Road Tract #2	Friday July 19 following tract #1	4 acres, log cabin
<input type="checkbox"/>	2634 Bethel New Richmond Road	Saturday July 20 12 noon	6.85 acres house garage

TODAYS DATE AND TIME _____

SIGNATURE OF POTENTIAL BUYER _____

SIGNATURE OF SALES AGENT _____

**REGISTRATION FORM MUST BE COMPLETED IN FULL emailed to
mike@mikebrownauctioneer.com NO LATER THAN 48 HOURS PRIOR TO AUCTION
DATE/TIME TO BE HONORED AND PAID AS A 1% CO-OP
to ANY Ohio Real Estate Agent. NO EXCEPTIONS.**

**Call Mike to confirm receipt of email.
Any questions, call Mike 513-532-9366.**

Real Estate Agent is required to attend auction with prospective buyer.

**Form must be received by auction company no later than 48 hours prior to auction. Absolutely no later than
9 AM July 17, 2019 (for 7/19, 2019 properties)
8 AM July 18, 2019 (for July 20, 2019 property) to qualify for 1% CO-OP with no exceptions.**

Mike Brown and Associates LLC



Auctioneers
Mike Brown, Auctioneer
Agent with United Real Estate Home Connections
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