

# Estate Auction

2 Hillsboro Homes | Auto | Antiques | Collectibles

**Thursday, July 10 at 4 PM**

**Real Estate Sells at 7:00 PM**

Preview: Wed., June 18, 25, July 2 & 8  
5:00 - 6:00 PM



## 419 Elm St.

A good substantial, 6 room 1.5 story frame & vinyl home consisting of 3 bedrooms, full bath, Pullman kitchen, connecting 11x14 living room & 11x14 dining room, utility rm. - 7x22 front porch, other features include FA natural gas furnace, finished pine floors, natural woodwork, 19x21 attached garage, Much desired residential community.

Doris Wolfe Estate - Highland County  
Probate Case #20081082  
Susan Davis, Executrix - 107 Governor  
Foraker Pl. Hillsboro, OH - 937-393-4000

# Estate Auction

2 Hillsboro Homes | Auto | Antiques | Collectibles

**Thursday, July 10 at 4 PM**

**Real Estate Sells at 7:00 PM**

Preview: Wed., June 18, 25, July 2 & 8  
5:00 - 6:00 PM



## 419 Elm St.

A good substantial, 6 room 1.5 story frame & vinyl home consisting of 3 bedrooms, full bath, Pullman kitchen, connecting 11x14 living room & 11x14 dining room, utility rm. - 7x22 front porch, other features include FA natural gas furnace, finished pine floors, natural woodwork, 19x21 attached garage, Much desired residential community.

Doris Wolfe Estate - Highland County  
Probate Case #20081082  
Susan Davis, Executrix - 107 Governor  
Foraker Pl. Hillsboro, OH - 937-393-4000

## 325 W. South St.

325 West South St.. - A completely remodeled, one story home, spacious 17x19 LR, 10x19 Eat-In Kitchen w/quality Oak cabinets, 3 lg. BRs w/closets, full bath, 5x11 Utility room w/ large closet & cabinets, Other features include natural gas furnace and central air, 30x32 metal pole barn w/concrete floor, Prime location.

Frances Newkirk Estate - Highland County  
Probate Case #20081065  
Susan Davis, Executrix - 107 Governor  
Foraker Pl. Hillsboro, OH - 937-393-4000

Auction held at 325 W. South St.  
Hillsboro, OH

Preview: Wed., June 18, 25, July 2 & 8  
6:15 - 7:15 PM



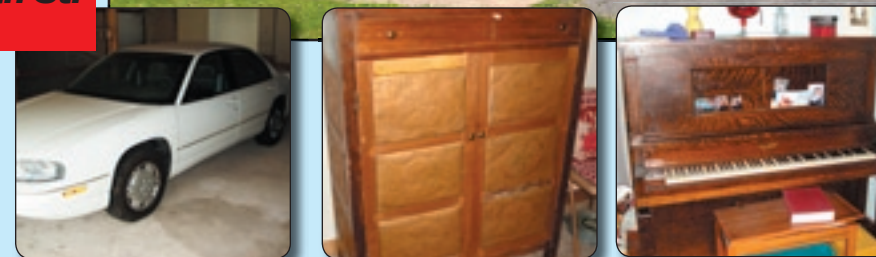
## 325 W. South St.

325 West South St.. - A completely remodeled, one story home, spacious 17x19 LR, 10x19 Eat-In Kitchen w/quality Oak cabinets, 3 lg. BRs w/closets, full bath, 5x11 Utility room w/ large closet & cabinets, Other features include natural gas furnace and central air, 30x32 metal pole barn w/concrete floor, Prime location.

Frances Newkirk Estate - Highland County  
Probate Case #20081065  
Susan Davis, Executrix - 107 Governor  
Foraker Pl. Hillsboro, OH - 937-393-4000

Auction held at 325 W. South St.  
Hillsboro, OH

Preview: Wed., June 18, 25, July 2 & 8  
6:15 - 7:15 PM



Hillsboro, OH | Springfield, OH | Columbus, OH | Oxford, OH

800.450.3440 | www.wilnat.com



Hillsboro, OH | Springfield, OH | Columbus, OH | Oxford, OH

800.450.3440 | www.wilnat.com



## Auto - Antiques - Collectibles

**Antiques** - Marble top table; pie safe; Waterbury mantle clock; Curley maple queen anne style table; treadle sewing machine; upright piano; oak stand; lantern; oil lamp; cedar chest; misc. glassware depression; pressed glass; compotes, few pcs. China; 2 old dolls; other items. **Collectibles Household Furnishing** - China cabinet; 6 pc. bedroom suite; RCA color TV; wooden rockers; nice sleep sofa; overstuffed chair, Cable-Nelson spinet piano; wood desk; 3 rocker recliners; twin bed frame; love seat; kitchen table; chairs; matching wooden chestor drawers; metal twin bed; 3 pc. bedroom suite; 5 drawer chest; twin size elec. bed; metal desk; **Appliances** - Whirlpool almond color 18 cu. ft. refrigerator; frigidaire 14.8 cu. ft. refrigerator; Whirlpool elec. range; Magic Chef almond color elec. range; GE & Emerson microwaves; GE white washer & dryer; **Other Items** - a volume of tables, chairs, Jewelry, afgans & quilts, heaters; storage cabinets; file cabinets; sewing box; Lynchburg Clay memorabilia; fishing pole; table lamps; Bock shelves; cameras; 26" bicycle; **Tools** - 10" table saw, wheel barrow; misc. hand tools, weedeater; **Auto** - 1998 Chevy Lumina, 4 dr., 5200 actual miles.  
 Note: Listed above are the personal contents of 2 houses - many items not listed - Terms: Personal Property Cash, Check with ID

## 2 Hillsboro Homes



Address: 419 Elm St.		Lot/Tract Size: .076 Acre		Township: Liberty		County: Highland		School District: Hillsboro	
RESIDENCE EXTERIOR:					RESIDENCE INTERIOR:				
Style: 1.5 story		Screens:		Living Space: 1,155		Walls:			
Finish: Vinyl & Frame		Insulation:		No. Rooms: 6		Laundry Fac.			
Approx. Age: Built 1921		Foundation: Stone		No. Bedrooms: 3		Heating: FA Natural Gas			
Condition: Good		Landscaping:		No. Baths: 1		Heating Cost:			
Roof: Shingle		Sidewalks:		Fireplaces:		Air Cond. No			
Storm Windows: No		Driveway: Yes		Floors: Finished Pile		Basement: Yes			
Kitchen Features:									
		Rooms	1st floor	FL	2nd floor	FL	Basement	FL	UTILITIES
		Living	11x14	W					Water Supply: Sewer:
		Dining	11x13.5						Extra Info: Entry 6x11 Hardwood
Box Codes		Kitchen	6x10	V					7x22 Covered Front Porch
C- Carpet		Baths							Finished Pine Flooring
T - Tile		Bedroom	13.5x14.5	C					Natural Woodwork
W - Hardwood		Bedroom			8x13	W			Elec. Water Heater
V- Vinyl		Bedroom			10x15	W			19x21 Attached Garage
		Family							Annual Est. Taxes: \$258.98
		Utility	6.5x14.5	C	No Dryer				



Address: 325 W. South St., OH 45133		Lot/Tract Size: .176 Acre		Township: Liberty		County: Highland		School District: Hillsboro	
RESIDENCE EXTERIOR:					RESIDENCE INTERIOR:				
Style: 1 Story		Screens: Yes		Living Space: 1,280		Walls:			
Finish: Vinyl		Insulation:		No. Rooms: 5		Laundry Fac.			
Approx. Age: Built 1900		Foundation: Stone		No. Bedrooms: 3		Heating: Gas - FA			
Condition: Good		Landscaping: No		No. Baths: 1		Heating Cost:			
Roof: Shingle		Sidewalks: Yes		Fireplaces:		Air Cond. Central			
Storm Windows: Double		Driveway: Yes		Floors:		Basement:			
Kitchen Features:									
		Rooms	1st floor	FL	2nd floor	FL	Basement	FL	UTILITIES
		Living	17x19	V					Water Supply: Sewer:
		Dining							Extra Info: Oak Kitchen Cabinets
Box Codes		Kitchen	10x19						Double SS Sink, Guest Closet,
C- Carpet		Baths	Full						Detached 30x32 Garage
T - Tile		Bedroom	9x19	V					
W - Hardwood		Bedroom	9.5x12	C					Annual Est. Taxes: \$568.38
V- Vinyl		Bedroom	12x12	C					
		Family							
		Utility	5x11	V					

**Terms & Conditions:** Down Payment: Ten Percent (10%) down payment on the day of the auction, upon signing a purchase agreement immediately following the close of bidding. The down payment may be paid in the form of cash, personal check, business check, or cashier's check. Checks will be made payable to Wilson National Real Estate. The remainder of the purchase price is payable in cash at closing. Your Bidding is not Conditional Upon Financing, so be sure you arranged financing, if needed, and are capable of paying cash at closing. Please read the reverse side of your bidders card for additional terms.  
**Acceptance of Bid Prices:** Once a bid is given during the Auction it cannot be withdrawn. All successful bidder's are required to sign a Purchaser's Agreement at the Auction site immediately following the close of the Auction.  
**Closing:** Closing shall occur as soon as possible after applicable closing documents have been completed. Closing will take place by May 9, 2008.  
**Possession:** Full possession upon closing.  
**Title & Taxes:** Property is selling with good marketable Title. Sellers are not providing Title insurance. Purchasers are responsible for Title insurance if desired.  
**Real Estate Taxes:** Seller to pay all of 2007, buyer thereafter.  
**Easement:** Sale of the property is subject to any and all easements of record.  
**Agency:** Wilson-Harvey Auction Group and its representatives are Exclusive Agents of the seller.  
**Disclaimer & Absence of Warranties:** All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the agreement to purchase. Announcements Made By The Auctioneer at the auction podium during the time sale will take precedence over any previously printed material or any other oral statements made. The property is sold on an "As Is, Where Is" basis and no warranty or representation, either expressed or implied, concerning the property is made by the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquires and due diligence concerning the property. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the seller, the broker or the auction company. All sketches and dimensions in this brochure are approximate. Conduct at the auction and increments of bidding are at the direction and discretion of the auctioneer. The seller, broker and auction company reserve the right to preclude any person from bidding if there is any questions to that person's credentials, fitness, etc. All decisions of the Auctioneer are final.  
**New Data, Corrections, and Changes:** Please arrive prior to scheduled auction time to inspect any changes, corrections or additions to the property information.

## Auto - Antiques - Collectibles

**Antiques** - Marble top table; pie safe; Waterbury mantle clock; Curley maple queen anne style table; treadle sewing machine; upright piano; oak stand; lantern; oil lamp; cedar chest; misc. glassware depression; pressed glass; compotes, few pcs. China; 2 old dolls; other items. **Collectibles Household Furnishing** - China cabinet; 6 pc. bedroom suite; RCA color TV; wooden rockers; nice sleep sofa; overstuffed chair, Cable-Nelson spinet piano; wood desk; 3 rocker recliners; twin bed frame; love seat; kitchen table; chairs; matching wooden chestor drawers; metal twin bed; 3 pc. bedroom suite; 5 drawer chest; twin size elec. bed; metal desk; **Appliances** - Whirlpool almond color 18 cu. ft. refrigerator; frigidaire 14.8 cu. ft. refrigerator; Whirlpool elec. range; Magic Chef almond color elec. range; GE & Emerson microwaves; GE white washer & dryer; **Other Items** - a volume of tables, chairs, Jewelry, afgans & quilts, heaters; storage cabinets; file cabinets; sewing box; Lynchburg Clay memorabilia; fishing pole; table lamps; Bock shelves; cameras; 26" bicycle; **Tools** - 10" table saw, wheel barrow; misc. hand tools, weedeater; **Auto** - 1998 Chevy Lumina, 4 dr., 5200 actual miles.  
 Note: Listed above are the personal contents of 2 houses - many items not listed - Terms: Personal Property Cash, Check with ID

## 2 Hillsboro Homes



Address: 419 Elm St.		Lot/Tract Size: .076 Acre		Township: Liberty		County: Highland		School District: Hillsboro	
RESIDENCE EXTERIOR:					RESIDENCE INTERIOR:				
Style: 1.5 story		Screens:		Living Space: 1,155		Walls:			
Finish: Vinyl & Frame		Insulation:		No. Rooms: 6		Laundry Fac.			
Approx. Age: Built 1921		Foundation: Stone		No. Bedrooms: 3		Heating: FA Natural Gas			
Condition: Good		Landscaping:		No. Baths: 1		Heating Cost:			
Roof: Shingle		Sidewalks:		Fireplaces:		Air Cond. No			
Storm Windows: No		Driveway: Yes		Floors: Finished Pile		Basement: Yes			
Kitchen Features:									
		Rooms	1st floor	FL	2nd floor	FL	Basement	FL	UTILITIES
		Living	11x14	W					Water Supply: Sewer:
		Dining	11x13.5						Extra Info: Entry 6x11 Hardwood
Box Codes		Kitchen	6x10	V					7x22 Covered Front Porch
C- Carpet		Baths							Finished Pine Flooring
T - Tile		Bedroom	13.5x14.5	C					Natural Woodwork
W - Hardwood		Bedroom			8x13	W			Elec. Water Heater
V- Vinyl		Bedroom			10x15	W			19x21 Attached Garage
		Family							Annual Est. Taxes: \$258.98
		Utility	6.5x14.5	C	No Dryer				



Address: 325 W. South St., OH 45133		Lot/Tract Size: .176 Acre		Township: Liberty		County: Highland		School District: Hillsboro	
RESIDENCE EXTERIOR:					RESIDENCE INTERIOR:				
Style: 1 Story		Screens: Yes		Living Space: 1,280		Walls:			
Finish: Vinyl		Insulation:		No. Rooms: 5		Laundry Fac.			
Approx. Age: Built 1900		Foundation: Stone		No. Bedrooms: 3		Heating: Gas - FA			
Condition: Good		Landscaping: No		No. Baths: 1		Heating Cost:			
Roof: Shingle		Sidewalks: Yes		Fireplaces:		Air Cond. Central			
Storm Windows: Double		Driveway: Yes		Floors:		Basement:			
Kitchen Features:									
		Rooms	1st floor	FL	2nd floor	FL	Basement	FL	UTILITIES
		Living	17x19	V					Water Supply: Sewer:
		Dining							Extra Info: Oak Kitchen Cabinets
Box Codes		Kitchen	10x19						Double SS Sink, Guest Closet,
C- Carpet		Baths	Full						Detached 30x32 Garage
T - Tile		Bedroom	9x19	V					
W - Hardwood		Bedroom	9.5x12	C					Annual Est. Taxes: \$568.38
V- Vinyl		Bedroom	12x12	C					
		Family							
		Utility	5x11	V					

**Terms & Conditions:** Down Payment: Ten Percent (10%) down payment on the day of the auction, upon signing a purchase agreement immediately following the close of bidding. The down payment may be paid in the form of cash, personal check, business check, or cashier's check. Checks will be made payable to Wilson National Real Estate. The remainder of the purchase price is payable in cash at closing. Your Bidding is not Conditional Upon Financing, so be sure you arranged financing, if needed, and are capable of paying cash at closing. Please read the reverse side of your bidders card for additional terms.  
**Acceptance of Bid Prices:** Once a bid is given during the Auction it cannot be withdrawn. All successful bidder's are required to sign a Purchaser's Agreement at the Auction site immediately following the close of the Auction.  
**Closing:** Closing shall occur as soon as possible after applicable closing documents have been completed. Closing will take place by May 9, 2008.  
**Possession:** Full possession upon closing.  
**Title & Taxes:** Property is selling with good marketable Title. Sellers are not providing Title insurance. Purchasers are responsible for Title insurance if desired.  
**Real Estate Taxes:** Seller to pay all of 2007, buyer thereafter.  
**Easement:** Sale of the property is subject to any and all easements of record.  
**Agency:** Wilson-Harvey Auction Group and its representatives are Exclusive Agents of the seller.  
**Disclaimer & Absence of Warranties:** All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the agreement to purchase. Announcements Made By The Auctioneer at the auction podium during the time sale will take precedence over any previously printed material or any other oral statements made. The property is sold on an "As Is, Where Is" basis and no warranty or representation, either expressed or implied, concerning the property is made by the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquires and due diligence concerning the property. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the seller, the broker or the auction company. All sketches and dimensions in this brochure are approximate. Conduct at the auction and increments of bidding are at the direction and discretion of the auctioneer. The seller, broker and auction company reserve the right to preclude any person from bidding if there is any questions to that person's credentials, fitness, etc. All decisions of the Auctioneer are final.  
**New Data, Corrections, and Changes:** Please arrive prior to scheduled auction time to inspect any changes, corrections or additions to the property information.