



AUCTION

LEADING THE INDUSTRY SINCE 1945

Friday – November 23, 2018 – 11:30 AM
Real Estate Sells At 12:00 PM Noon

ESTATE AUCTION

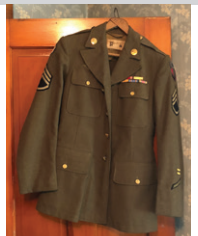
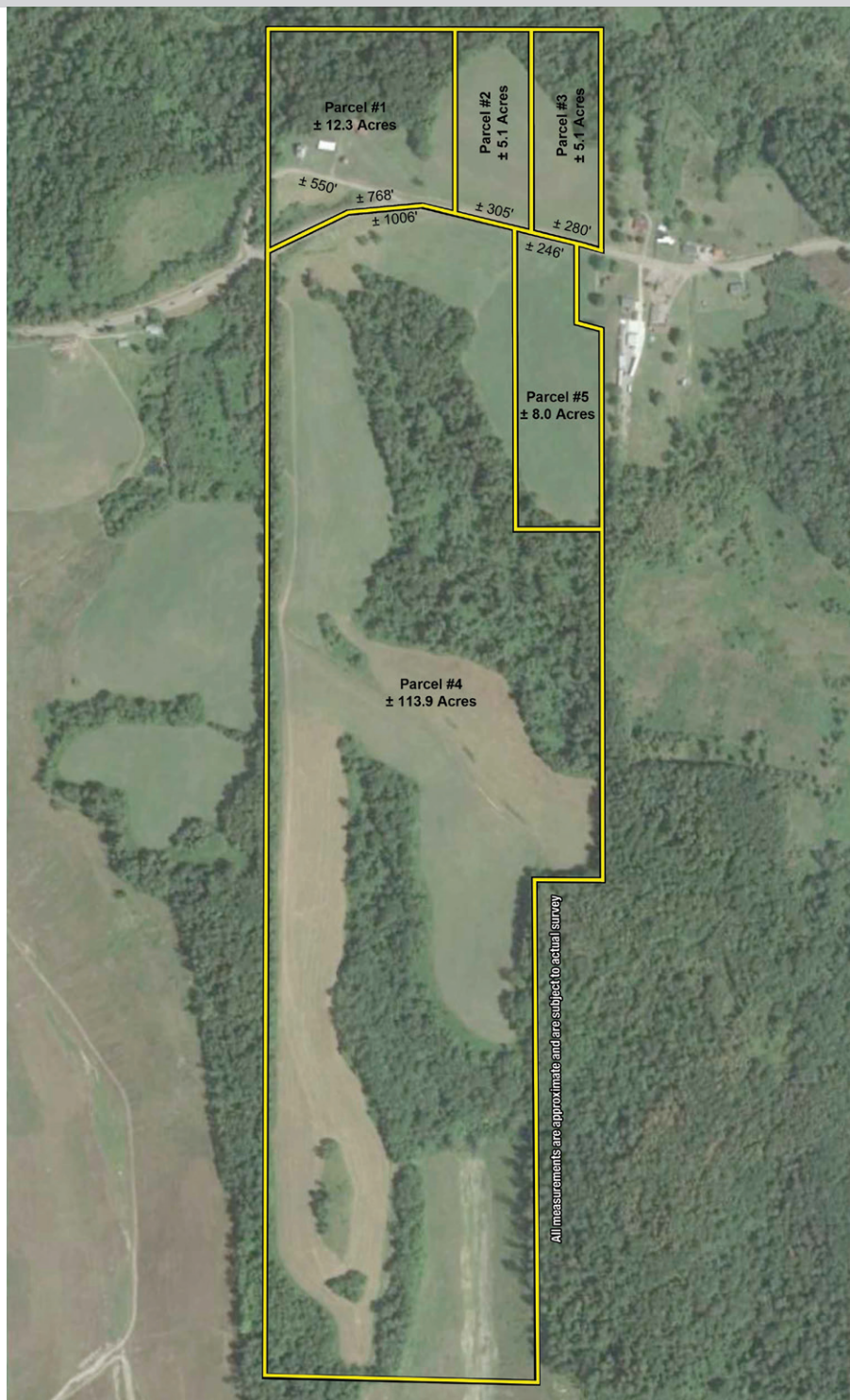
144 +/- Acres With Fixer Upper Home

Workshop – Equipment Shed – Silo – Public Water – Offered In 5 Parcels
Also Selling: Tools – Antiques – Scrap Metal – Household – Military Jackets And Misc.
Jefferson County – Buckeye Schools – Mingo Junction – Wells Township

All sells to settle the estate on location:

5633 SR 151, Mingo Junction, OH 43938

Directions: From SR 7 and State Highway 151 take State Highway 151 west to auction. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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THIS FARM WILL BE OFFERED AS FOLLOWS:

PARCEL #1: Offers 12.3 acres of land that includes a fixer upper home, workshop, equipment shed and silo. This home features 4 bedrooms, 1 bathroom, foyer with fireplace, living room, dining room, eat-in kitchen with appliances, full split basement and back patio. Home is in need of several updates. Additional feature includes public water.

PARCEL #2: Offers 5.01 acres of land with a beautiful panoramic view and 305 feet of road frontage.

PARCEL #3: Offers 5.01 acres of land with a beautiful panoramic view and 280 feet of road frontage.

PARCEL #4: Offers 113.9 acres of land with a nice mixture of tillable and wooded land ideal for farming, hunting, outdoor recreation and wildlife viewing. This parcel offers 1,006 feet of frontage.

PARCEL #5: Offers 8.0 acres of land with 246 feet of frontage.

NOTE: All parcels will be offered separate and in combination, then as an entirety and will sell whichever way brings the most. All parcels have public water. NO MINERAL RIGHTS TRANSFER. Walk the property at your convenience. The home and buildings will be open auction day only.

TERMS ON REAL ESTATE: 15% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price, which goes to the seller. 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.

TOOLS: DeWalt scroll saw, multiple vises, Craftsman hand saw, water can, GMC joiner, Delta mortising attachment kit, Black & Decker mouse, Delta 1-inch belt disk sander, CM 4 x 6 belt disk sander, Skil band saw, Skil 3/4 router, Briggs and Stratton rear tine tiller, yard cart, Scotts spreader, antique one-bottom plow, gas cans, lawn and garden hand tools, speed squares, John Deere riding mower L-100 17 HP Intek motor (parts mower), Scotts 16 HP riding mower (parts mower), Yard-Man walk-behind mower, DeWalt router and saber saw table, Ryobi oscillating spindle sander, antique farm scale, Chicago chainsaw blade sharpener and lumber misc. items.

TRACTOR AND ATTACHMENTS: Farmall M (1940s) gas engine with loaders and modern 3-point hitch conversion. 12-volt system with 12-volt generator, good tires and wheel weights. Runs well. Misc. items, Farmall M & H parts, wheel weights, PTO, 8-foot blade, John Deere plow, and scrap metal.

ANTIQUES AND HOUSEHOLD: Egg baskets, metal milk crates, Western Flyer wagons, Steubenville dish set service for 8, quilts and racks, antique rockers, bookcases, bedroom suites, cedar chest, baby crib, bassinet, baby stroller, weather vane, kid's games, DVD players, turntable, organ, toybox, space heaters, fans, fishing tackle, charcoal grill, climber's rope, Huffy trail expert bike, Miami Sun 3-wheel bike, dining room table, sewing machine figurines, glassware and much more! Many items still need unpacked.

ALSO SELLING: Military jackets

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. Information is believed to be accurate but not guaranteed.

AUCTION BY ORDER OF: Jim Dawson, Executor for the Scott Dawson Estate, Jefferson County, Case #2018-ES-336



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All measurements are approximate and are subject to actual survey



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