

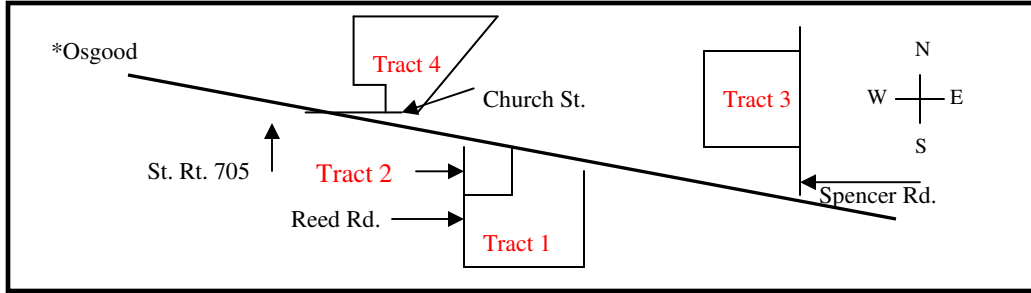
PATTERSON TOWNSHIP FARMS IN DARKE COUNTY PUBLIC AUCTION



127 Acres
in 4 Tracts

**SATURDAY, DECEMBER 12, 2009 @ 9:30 A.M.
REAL ESTATE SELLS AT 12:00 NOON!**

Go east of Osgood, Ohio on St. Rt. 705 or go west of Ft. Loramie, Ohio on St. Rt. 705 approximately 5 miles to auction (SE corner of St. Rt. 705 & Reed Roads) at 8687 St. Rt. 705 Osgood, Ohio



REAL ESTATE

TRACT ONE: 44.865 acres more or less of bare land. This is a good productive parcel of land.

TRACT TWO: 5 acres more or less with a two story home with 4 bedrooms, bath, living room, kitchen/dining, formal dining, & basement. Also included is a 2 car detached garage, 42' x 100' barn with lean-to, 40' x 40' machine shed, & other out buildings. This parcel will have a new sewage system installed & paid by the seller. The home is subject to lead based paint disclosure. If a prospective buyer requests an inspection, it must be completed prior to the auction at the buyer's expense.

TRACT THREE: 61.687 acres more or less with a 36' x 100' barn plus lean-to. This is also a good productive parcel of land.

TRACT FOUR: 15.934 acres more or less of bare land of which 1.812 acres is in the Village of Osgood. This parcel has some great future development potential with the Central Sewage soon to be installed in the Village.

TERMS ON REAL ESTATE: All parcels are in Section 6 or 7 of Patterson Township, County of Darke, State of Ohio. Tract One & Three \$20,000.00 down each & Tract Two & Four \$10,000.00 down each day of auction, balance at closing within 30 days. Seller to pay the Real Estate taxes & assessments due & payable in Feb. & July, 2010. Buyer to pay all future taxes & assessments. Possession of home & buildings at closing. Possession of land day of auction provided all crops are harvested. Growing crops are reserved by the tenants of the farm. The Real Estate & Auction Co., represent the sellers. Tracts will be offered in order & will not be offered together. Real Estate is selling with reserve. All tracts will be sold at the Tract two location. Any statements made day of sale supersedes all prior statements or advertisements. CHECK WITH YOUR LENDER FOR FINANCING & COME TO THE AUCTION PREPARED TO BID.

OPEN HOUSE WED., NOVEMBER 18, 2009 FROM 5-7 P.M. OR BY APPOINTMENT
HOUSEHOLD, TRAILERS, TOOLS, and COLLECTIBLES

White Whirlpool smooth top 30" elec. range; White Whirlpool 20 cu. ft. side by side refrigerator; Whirlpool stack washer & dryer; Crofton sm. white freezer; Jesse French & Sons upright piano; blue uphl. chair; flowered uphl. hi-back chairs; glass top & side end table; Royal Creations Grandfather clock; Tempus Fugit mantel clock; Regulator wall clock; White cabinet sewing machine; computer desk; safe/filing cabinet combo; wall clock; Sanyo 27" TV & other TV's; formica top table w/4 chairs w/casters; rinse tubs; microwave stand; kitchen utensils; silver coffee server set; metal wardrobe; floor fan; wood flower stand; Christmas decorations; MD-1700 Radio Shack keyboard, 2 yrs; bed linens; new & old guitars; Blue Willow 4 place setting dish, cup, & saucer; metal day bed; sled; window a/c units; entry door; metal folding tables; 5' Werner f/g step ladder; 16' alum. ext. ladder; garden & hand tools; Toolcraft 10" table saw; 6' x 8' tilt bed trailer; 3' x 5' utility trailer; bicycles; two wheel cart; 3' lawn roller; kerosene heater; wood chipper w/5 hp. Motor; r/t wheel barrow; sm. snow blower; sm. garden tiller; sm. bench top drill press; plastic truck tool box; COLLECTIBLES: Claw foot end table; drop leaf table with covers & 8 chairs; glass door hutch & server; wood end table; kneehole typewriter desk; dresser w/top mirror; wood chest of drawers; wood chairs; wood music chair; camel back trunk; wood book shelf; waterfall wardrobe; German plates & bowls; cast iron alligator nut cracker; wood footstool; picture frames; *Lucky Jade 4 string mini bango*; *1917 Ukeline original bow & sheet music*; Mutual coffee Co. cocoa tin; harmonicas; costume jewelry; many old glasswares such as Bavaria, pink & green depression etc.; Annie Oakley plate; sm. wood bookcase; lg. crucifix; religious pictures; sick call set; granite coffee pot; cast iron skillets; wicker clothes hamper; Mickey Mouse thermos; wood hall tree; Hubbard clock; horse clock; ice box; crock jug & other crocks; egg scale; Sidney, Moler, & other milk bottles; wire egg baskets; Tonka & other metal toys; Pillsbury's Best Feeds clock; Supersweet feeds clock; Recker's Holsteins sign; and more!

AUCTIONEERS NOTE: IF YOU ARE LOOKING TO ADD TO YOUR PRESENT FARMING OPERATION, DON'T MISS THE CHANCE TO PURCHASE SOME HARD TO FIND LAND AROUND OSGOOD or IF YOU ARE LOOKING FOR THAT HARD TO FIND MINI FARM ON THE EDGE OF OSGOOD, DON'T MISS THIS OPPORTUNITY. ALL REAL ESTATE IS LOCATED IN THE MARION LOCAL SCHOOL DISTRICT.

**OWNER: THECKLA M. RECKER TRUST
DENNIS RECKER AND SHEILA GODDARD, TRUSTEES
DOUGLAS S. JAUERT ATTORNEY**

Lunch Available

Porta Toilet by MSI

Clerks: Brad Evers & Bob Poepelman

Terms: Positive I.D. required, number system will be used, Cash or Check, any statements made day of sale supersedes prior statements or advertisements, not responsible for accidents or theft. All items sold "as is" all sales final. Auctioneers licensed by the State of Ohio and Indiana.



RANDY EVERS
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(419) 678-4384

randyevers.com or auctionzip.com (ID#4606)

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