HOME & 63.68± ACRES FARM EQUIPMENT VEHICLES **GUNS**

MARVIN DAWSON ESTATE

SATURDAY June 7th at 10:00AM 5904 Hwy 159N - Pendleton Co. (2± miles from Kincaid Lake State Park)

Directions: From Falmouth: take Hwy 22 E, turn left on 159N 6 miles to auction site.

To settle the Estate of Marvin Dawson, Shawn Ritchey has been commissioned to sell at auction the following real estate and personal property:



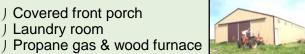
- Brick ranch home
- Full walkout basement / Laundry room
- Metal roof
- 3 bedrooms
- 2 full baths
- Eat in kitchen
- Living room
- 40x70 metal barn
- Owen electric & East Pendleton water
- 60x40 metal horse barn w/9 stalls on a concrete foundation

Central air

J 63.68± acres

) Partially wooded

J Excellent hunting



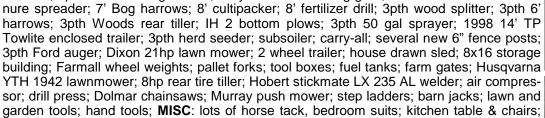






GUNS: Ruger GP100 357 mag.; H&R Arms 22; Smith & Wesson 38 Special; CTG 32 Long; Savage Model 110 270; Remington 22 single shot; Colton 12 ga double barrel. VEHICLES: 2009 Chevrolet LT 3500HD Duramax 4x4 189,000 mi; 2004 Chevrolet Silverado 2500 4x4 ex-cab Duramax 210,000 mi; 2018 Nissan Rogue SV AWD (rebuilt title) 171,000 mi; 2012 Chevrolet Sonic 70,753 mi.. **TRACTORS**: Massey Ferguson 2607H w/911X loader 4x4 67hrs; IH 484 3399hrs with Bushhog Freeman 2000 loader; Massey Ferguson 461 2491 hrs; Ford 8N; 140 Farmall w/sidedresser; Farmall H; IH 414B parts

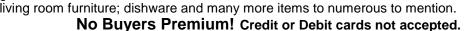
tractor; Case 450 bull dozer. HAY EQUIPMENT: Krone KR160 hay roller; 3pth hay movers; Vermeer M6050 disc mower (like new); bushhog HT417 4 basket hay tedder; New Holland 258 hay rake; MF 1328 disc mower; IH 425 square baler. FARM EQUIPMENT: New Idea 1 row corn picker; 1995 Hurst 20+5 flatbed gooseneck; Corn Pro 16' cattle trailer; 7' transport harrows; 3pth 286 bushhog mower; Kory 6072 20' running gear; Allis Chalmers 140-5 manure spreader; 7' Bog harrows; 8' cultipacker; 8' fertilizer drill; 3pth wood splitter; 3pth 6'











For up to date info please visit these websites:





















Any inspection for lead base paint or wood destroying organisms MUST be done prior to auction date. REAL ESTATE TERMS: 10% down nonrefundable auction day, balance with deed on or before July 22, 2025. Any financing required by purchaser MUST be pre-arranged. No Exceptions.

NO BUYERS PREMIUM!!

Announcements Auction Day take precedence over written material.



Shawn Ritchey, CAI Principal Broker & Auctioneer

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