

## REAL ESTATE: TERMS, PAYMENT, & CONDITIONS

\$7,500 Deposit must be presented at time of registration for auction in form of cashier's check or personal check made payable to Greater Metropolitan Title. Balance due at closing on or before 40 Days of Auction. If registrant is last bidder, the check will be deposited into Greater Metropolitan Title's escrow account and credited to Buyer at closing. If Buyer fails to close per terms of contract, the deposit is non-refundable. A 10% Buyers Premium will be added to the last bid to establish the final contract price. Seller will furnish a guaranteed certificate of title at closing at title company. Taxes pro-rated. All information in this brochure was derived from sources believed correct, but is not guaranteed. All property dimensions are only approximations. Buyers shall rely entirely on their own information, judgment, and inspection of property and record. Buyer may bring a home inspector to inspect the property during the preview time. Auctioneer and assistants are seller's agent. Auction will be conducted, rain or shine. Any other terms or conditions will be announced the day of the auction and will take precedence over printed matter. Privacy Policy and User Agreement: To view our complete Privacy Policy and User Agreement, please visit our website at www.pamelaroseauction.com.

## CONTENTS: TERMS, PAYMENT, & CONDITIONS

10% Buyer's Premium. Cash, Check, MasterCard, American Express, Discover, or Visa. Full payment is due the day of the auction. Immediate removal at conclusion of auction. All items will be sold "As Is." Buyers shall rely entirely on their own information, judgment, and inspection of property and record. Any other terms or conditions will be announced the day of the auction and will take precedence over printed matter. Removal: Day Of Auction.

## ADDITIONAL INFORMATION:

### Directions:

On-Site Location: 19393 County Road HJ, Wauseon, Ohio 43567 - North of I-80/I-90, Between County Rd 19 & County Rd 20

Via Ohio Turnpike: West on I-80/I-90, Take Exit 34 for OH-108, North Onto OH-108, West onto County Road J, South

Onto County Road 19, Then West Onto County Road HJ.

Via County Rd H: Airport Hwy / Route 2, North Onto Township Road 22, West Onto County Road H, North Onto County

Road 19, West Onto County Road HJ.

Auctioneers: Carson Helminiak, REALTOR®, Auctioneer & Pamela Rose, REALTOR®, Auctioneer, CAI, AARE



# LIVE ON-SITE AUCTION

REAL ESTATE • TOOLS & EQUIPMENT • CLASSIC CAR • ANTIQUES



## 19393 COUNTY ROAD HJ, WAUSEON, OHIO 43567



# Saturday, December 15, 2018

Preview & Registration Opens at 9:00am

Content Auction at 10:00am • Real Estate Auction at 1:00pm

## Real Estate Auction • Saturday Dec. 15, 2018 at 1:00pm







Charming Farmhouse with 7,000+/- Sq.Ft. bank barn, 2 silos, and a 3,000+/- Sq.Ft. concrete floor pole barn, all situated on 3+/- acres. Two story home featuring 4 bedrooms, 1 bathrooms, kitchen with island and storage, wood floors under most carpeted areas, full basement, and a two car attached garage. A new septic system is scheduled for installation.



## PROPERTY FEATURES:

- New Septic Tank & Leach Field Scheduled For Install
- New Insulated Garage Door
- Updated 100Amp Electric
- Kinetico Water System
- Newer Roof
- 60x50 Pole Barn With Concrete Floors & A Front & Side Entrance
- 30x14 Storage Shed
- 7,000+/- Sq.Ft. Bank Barn, Freshly Painted Summer Of 2018
- New Central Air In 2018

### PROPERTY INFORMATION: \*Survey Coming Soon. Taxes to be determined, lot size will be 3+/- acres. Current lot dimensions are approximate

Living Room	13x13	Master Bedroom	13x10	Bank Barn Sq.Ft.	7,000+/-
Family Room	13x9	Bedroom 2	13x10	Pole Barn	3,000+/-
Kitchen	13x13	Bedroom 3	11x11	Total Acres	3+/-
Dining Room	14x12	Bedroom 4	12x9	Foundation	Full Basement
Entry	8x5	Total Sq.Ft.	1,247+/-	Schools	Archbold
Mud Room	12x9	Garage Space	2.5 Car	Parcel#	09-019248-000

Content Auction Inventory • Saturday Dec. 15, 2018 at 10:00am



Charcoal Grill - Smoker Attachment Kennedy Tool Box

1934 Ford Victorian
Vin# 756717, Runs & drives good, original V-8 engine
& transmission, original interior, no rust on the body.



Socket Set

Sohio Can

Spectacles With Case

Stained Glass Floor Lamp

Sofas

John Deer JD 300 Front Loader Tractor

Type E-7320, Serial No. 001752U

FEATURED ITEMS:
1838 & 1848 Large Cents 1884 Morgan Dollar - Carson
City Mint Mark
1922 Silver Peace Dollar
1933 Ohio Highway Guide
1950's Calendar
1969 Detroit Tigers Player Portraits
42" LG Flat Screen Television
AC Spark Plug Indicator
Accent Chair
Air Compressors
Aluminum Carousel Horse
Aluminum Ladders
Aluminum Lawn Chairs
Antique Curio Cabinet
Antique Dresser
Antique Drop Leaf Table
Antique Heavy Duty Scale
Antique Indian Artifacts
Antique Planers & Tools
Antique School Desk Seat
Antique Sewing Machine Table
Antique Sheffield Straight Razor
Anvil
Asbestos Sad Iron Assorted Organizers
Atari Gaming System
Authentic Hula Skirt
Axes
Baker Power Pump
Bander
Battery Charger
Beanie Babies - New In Plastic
Beer Steins
Bench Drill Press
Bench Grinder
Bench Vice
Binoculars
Bird Bath
Blue Glass Jars
Bolt Cutters
Brass Décor & Animals
Brass Decorative Anchor
Brass Hands Lamp
C-Clamps
Captains Chair
Carolina Press

Cast Iron Skillets

Cement Roller

Cast Metal Wagon Wheel

& transmission, original inte	erior, no rust on the body, r, new seals in the rear.		
China Sets	King Cobra Golf Club Set		
Cigar Cutter	Leaf Blower		
Circular Saw	Lincoln Logs		
Classic 7-Up Cooler	Log Chains		
Classic Cap Guns	Longaberger Baskets		
Classic Drop Leaf Dining Table	Magazine Racks		
Classic Glass Juice Cups	Mannequin		
Classic Reboot Record Player	Marty J OHV Series Lawn		
Classic White Dresser Set	Metal Fencing		
Costume Jewelry & Watches	Metal Gas Cans		
Croquet Set	Metal Head Statue		
Depression Era Purses	Metal Shelving & Storage D		
DeWalt Cordless Drill	Metal Shoot Piping		
DeWalt Sawzall	Metal worker Vice		
Diehl Shop Fan - Cast Metal Blades	Military Clothes, Hats, & Pa		
Dinnerware	Military Uniform & Patches		
Drill Bits	Military Trunks		
Early 1900's The Ladies Home	Motorized Raising Flag Po		
Journal Magazines	Mounted Deer Head		
Extension Ladders	Movie Set Spot Lights		
Fan Exercise Bike	Powermate Generator - Ne		
Faux Pillars	Nordic Track		
Fiberglass Ladders	Nuts & Bolts		
Flatware	Oil Cans		
Flexible Flyer Style Sled	Oil Lamps		
Foreign Currency - Japanese	Oriental Silk Robe & Fan		
Gardening Tools	Pair Of Wood Classic Shel		
Glass Face Vintage Nationwide	Patio Chairs, Furniture, & U		
Insurance Thermometer	Patton Shop Fan		
Grandfather Clock	Picnic Baskets		
Grease Pumps	Pipe Clamps		
Green Vintage Cabinet	Pull Behind Lawn Sprayer		
Grinding Wheels	Pull Behind Thatcher		
Gulbransen Columbia 50 Electric	Rakes		
Organ	Ratchet Straps		
Hammers	(50+) Records		
Hand Saws	Record Player Cabinet		
Heavy Duty Bench Vice	Remington Dog Cage		
Heavy Duty Bottle Jack	Rocking Chairs		
Heavy Duty Drill	Round Antique Table		
Heavy Duty Pipe Wrenches	Round Top Trunk		
Heavy Duty Sledge Hammers	Rustic Yolk		
High Boy Dresser	Salamander Heaters		
Hose Reel	Samurai Sword		

Dis Calendar  Dis Calendar  Dis Clasing Flayer Portraits  LG Flat Screen Television  Spark Plug Indicator  Classic Reboot Record Player  Classic Miss Suice Cups  Bark Plug Indicator  Classic Miss Diresser Set  Indicator  Costume Jewelry & Watches  Croquef Set  Depression Era Purses  Depression Era Purses  Dewalt Cordiess Drill  Diewalt Cordiess Drill  Diewalt Sawzall  Diehl Shop Fan - Cast Metal Blades  Dien Starting Mittal Worker Vice  Mittal Shoot Dien Starting  Dien Starting Mittal Worker Vice  Mittal Shoot Dien Starting  Dien Starting Mittal Worker Vice  Mittal Shoot Dien Starting  Dien Starting Mittal Shoot Spring  Metal Shoot Dien Starting  Metal Shoot Starge Drawers  Mittal Shoot Rearing  Mittal Shoot Rearing	o Onio nigriway Guide	Classic Cap Guris	Luligaberger baskers	Stained Glass Floor Lamp
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