

MCGIRR REAL ESTATE & CHATTEL AUCTION

Historic Holmes County Brick Home on 5.3± Acres & Shop

8147 SR 83, Holmesville, OH

Prairie Twp. | Wayne County

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THURSDAY, JUNE 14TH, 2018

5PM - Chattels | 6PM - Real Estate



CHATTEL ITEMS:

Van: 2000 Chevrolet Express G1500 Van with a Starcraft conversion with 140,500 miles.

Lawn/outdoor items: John Deere M635 Zero Turn w/969 hours, Saber riding mower, Honda 3011 Riding Mower, John Deere 10 yard cart, push mower, DR 5 HP weed trimmer, Toro Snow Blower, Ryobi Electric Pole Saw, Husqvarna 141 trim saw, wheel barrow, hand garden tools, double aluminum ladder, double fiberglass ladder, 10 HP Yardman snow blower, Generac pressure washer, Sears 16" chainsaw, Ryobi leaf blower, gas cans, scrap metal and roofing, misc. outdoor lighting.

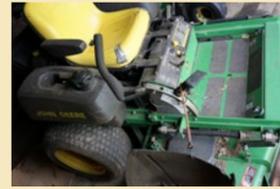
Tools Etc.: Delta table saw, misc. shop tools, Shop vacs, upright vacs, coffee makers, fryers, blenders, Ten 10x10 pop up tents, tables, oak bookcases w/shelves, metal stools, clothes racks, shelving and misc. store knickknacks, misc. lumber and house radiators. Crosley Refrigerator/freezer

Guns: Civil War Muskets w/bayonet, Civil War Musket w/ cleaning rod, Patch box with bullets and other related items, Old Remington Rolling Block, old single shot-shotgun,

Furniture and Collectables: Oak Ext table, 6 black walnut chairs, Country Charm Cast iron stove remodeled with electric, corner stand, small cast horse head coat hanger, Oak Buffet, Hunter rabbit picture, Enamel table top table, 5 sad irons, many antique crocks, Webster, Palatine (Fairmont, W Va.), 6gal "B", 4 gal jug and many more crocks and jugs. Old Aluminum bucket, Copper Kettle, American Fostoria glass, chamber pots, Redone old regulator clock, Iron Cook ware, old pictures/picture frames.

Croco House memorabilia and Family pictures will be offered after the Real Estate is sold.

CHATTEL TERMS: All items sell absolute. Cash, good check and credit card accepted. A 5% BP will be charged on all items but will be waived for cash or good check. All items to be removed auction day unless other arrangements are made with RES.



OPEN HOUSE
Thursday, May 31st
5:00 - 7:00pm

- 3600 Sq. Ft. Built in 1850
- Meticulously Restored
- Hardwood Floors Throughout
- 10' Ceilings & 8' Black Walnut Doors
- Widows Walk with Beautiful Views



JOSEPH MAST, AUCTIONEER | ANDY WHITE
SETH ANDREWS, BROKER 330-466-5471
JON MAST, AUCTION MGR 330-763-3883

Visit : RES.bid • 330-763-3883



Real Estate & Equipment Specialists

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5.313 ACRES – HISTORIC BRICK HOME - 24 x 48 GARAGE / SHOP WAYNE DALE LOCAL SCHOOLS

Will sell on location at 8147 SR 83 Holmesville, OH 44633. From Holmesville travel North on SR 83 to property on left.

REAL ESTATE: Listed on the National Historic Registry, Welcome to arguably the most Historic Home in Holmes County and surrounding areas to be offered at public auction. The opportunity to purchase this piece of history along with the quality of the actual home does not come along very often. This 3600 sq. ft. property built in 1850 has been meticulously restored to its original beauty. From the Widows Walk to Sand Stone and brick walled basement, this restoration is move in ready for you. Whether you are looking for a country home or have commercial use in mind, you must come and look at this home.

The original 4 square home was built in 1850, in 1873 the kitchen and servant quarters were added to what is now the front of the home. This home has undergone an extensive historical restoration, the roof (slate and copper 3 Years Old), plumbing, heating and electrical utilities have all been redone. The main floor consists of a large eat in kitchen with a walk-in pantry, there is a stairway leading to the servant quarters from the kitchen. Access to the basement is in the kitchen as well as 2 outside entrances that lead to 2 of the 3 porches on the home. From the kitchen you walk into the formal living room with a wood stove, from there proceed to the parlor, from there you go to the down stairs master bedroom and bath. All the home features hardwood floors and all the stoves have individual chimneys which have been relined. The ceilings are 10' high and feature 8 ft' black walnut raised panel doors.

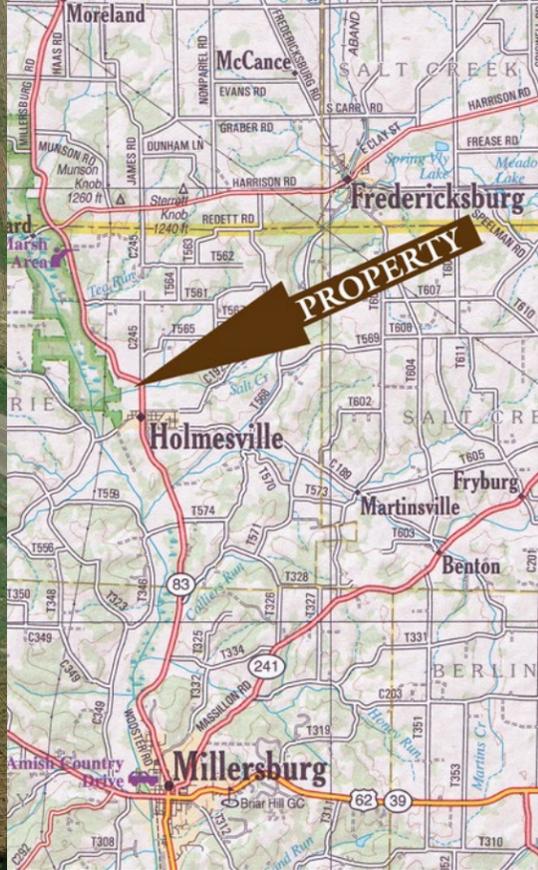
The second floor mirrors the first floor as the walls carry through from basement through the second floor. The second floor has all painted woodwork and floors, featuring 3 bedrooms and a full bath.

The attic is unfinished, but it is insulated. The access to a Widows Walk is through the attic. The Widow's Walk opens to a wonderful view of the surrounding area, north of Holmesville. The Walk is period correct for the Estate Owner to be able to look over the surrounding area. The Walk also has several stories related to the home and its underground railroad history.

The basement has wonderful cut sand stone exterior walls and brick interior walls as well as brick and stone floors. The heat is a gas boiler with radiators as well as a wood burning furnace tied into the system as a backup heat source.

There is an older shed/ barn, as well as a 24' x 48' insulated barn/shop on the property. The barn is a 2-story building with electric and a wood burning stove. This building had been used for commercial use and would have many uses for the new owner.

This home is unique and deserves your attention, whether you are looking for a wonderful home, an air B & B, or some other commercial use, you do not want to miss this opportunity.



OPEN HOUSE:
Thursday May 31 • 5-7pm
Other showings are available by appointment after the open house.
Call Jon Mast @ 330-763-3883 or go to our website for complete details and Pictures at RES.bid.

TERMS: We require a non-refundable down payment of 10% of the purchase price at the close of the auction with the balance due in full at closing within 45 days. There is a Buyer's Premium of 10% in effect for this auction. 10% of the highest bid will be calculated and added on to determine the contracted selling price. Possession given at closing.

TITLE: The sellers will provide a Warranty Deed, marketable title to the property and will offer to split the fee for an Owner's Policy of Title Insurance.

TAXES/LEGAL: The taxes on this property are currently \$1192.92 per half year with Homestead Reduction added back in and will be pro-rated to the date of closing on that basis. Property consists of Parcel # 17-00610.000 (4.176 Ac) #17-00619.006 (1.137 Ac) for a total of 5.313 Ac.

MINERAL RIGHTS: The 4 Ac parcel is leased and held by production, the seller will transfer any mineral the seller currently own to the new buyer. All mineral rights have been retained by a previous owner on the 1.1 AC parcel.

OWNER Marjorie R McGirr

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