

Real Estate



BRICK RANCH HOME, 3/4 ACRE LOT OLD FARM HOUSE & BARN, 3 ACRE LOT BOTH IN SOUTHWEST MONROE TOWNSHIP

TIPP CITY, OHIO

AUCTION SITE: 5925 Bradley Drive, located off Michaels Rd., between Peters Rd & Co Rd 25-A SW of Tipp City.

SATURDAY, OCTOBER 28, 2023 at 9:00 AM



Auction One: 5925 Bradley Drive: This large shaded lot (170'x188'-0.7337 acres) is improved with a 1970 beige brick ranch home & frame 10'x22' storage shed. Consisting of 1,929 sqft of living area, plus a 2-car attached garage, the home retains its originality, but of more importance its very nice Monroe Township location. The basics are formal entry, large, combined living room/dining room, family room, eat-in kitchen, three bedrooms & 2 baths. You'll like the fireplace w/ insert, double access to the back yard from the family room, replacement windows, laundry area with wash sink, crawl space & 2022 water heater. Review this offering. The auction gives you the time to envision your future here & then pursue it reality on Oct. 28th. The appraised value by the

Miami County Auditor's office is \$216,500. Parcel ID: G12-082073. The Estate of Charles Hicks, Miami County Probate Case No: 2023-1277.

Auction Two: 785 W. Michaels Rd: This is 3.4 acre rectangular lot with an older two story frame home, plus old, frame 50'x38' barn with lean-to shed. **The house is uninhabitable.** The lot has 300 ft of frontage & 496 ft of depth. The landscaping is overgrown around the buildings while the remainder of the lot is in mowed grass w/ a section of mature trees to the northeast corner. The appraised value by the Miami County Auditor's office is \$164,000. Parcel ID: G12-024520. The Estate of Charles Hicks, Miami County Probate Case No: 2023-1277 & Jane Ellen Hicks

OPEN HOUSES: THURSDAY, OCT 19, 5 TO 7 AND SUNDAY, OCT 22, 1 TO 2 PM.

THE AUCTION: The properties will be offered as two separate sales with owner's confirmation. The market price will be determined the day of the auction. *The possibilities are only limited by your vision. The opportunity is yours.* Call now to see this home and receive the highlight sheet and a bidder's packet. **TERMS & CONDITIONS:** The real estate is selling at RESERVE AUCTION, free of appraisal.

The down payment required the day of auction is Ten Per Cent (10%) of the purchase price with the balance due within 30 days. The homes are being sold in "As Is and Where Is" condition with no contingencies concerning financing or inspections. Plan now to become a ready, willing & able buyer. You may view this country property by contacting Jerry Stichter, Auctioneer-Realtor, with Garden Gate Realty. Call today or go to www.stichterauctions.com for more details. **AUCTIONEER'S NOTE:** Why at auction? As a customer you can assess the total value of this property during the marketing time & prepare to purchase with confidence that you are receiving great, long-term value for the investment you make the day of the auction. The website will provide even photos & details at www.stichterauctions.com



HICKS ESTATE ~ PERSONAL PROPERTY at 9:30 AM FIREARMS ~ TOOLS ~ EQUIPMENT PICK-UP TRUCK ~ JEWELRY HOME FURNISHINGS

Auction Three: The personal property will sell beginning at approximately 9:30 AM beginning with tools & garage items. Craftsman, John Deere & Yard Man lawn tractors; Troy-bilt trim mower; very nice Craftsman 9hp snow blower & 5hp shredder; 8hp log splitter; 6 chain saws incl Stihl, McCulloch & Home Lite; roto-tiller; ladders; Craftsman roller base tool box & others; decent hand tools & hardware of all types; hardwood flooring; 10 pound anvil; bench vise; grinders; lawn & garden tools; related items; 10 log chains; back-hoe unit as found; 3 pt disk; scrap metal & more! Dodge Dakota 2002 pick-up truck w/ 93,185 miles. The **cataloged list of over 50 firearms** will begin after 10:15 AM, plus a substantial amount of ammunition. The long guns consist of Winchester, Remington, Marlin, Savage, Beretta, Benelli, Ruger, Stevens, High Standard, Mossberg, Colt Norinco & misc others. Hand guns consist of Smith & Wesson, Colt, Browning & Glock. **Listing at Auction Zip , No. 11849 for catalog.** **Jewelry:** Lady's 14kt gold ring w/ diamond cluster & 14 kt wedding band set; Elgin & South Bend pocket watches; Mickey Mouse wrist watch & other jewelry. Selection of living room, dining room & family room furniture; Lane cedar chest; hall tree; 2 bedroom suites; Maytag washer & dryer; glassware, china & HH goods; 3 quilts; Singer 221 Featherweight sewing machine; small dinner bell; CI planter kettle & more unlisted.

Estate of Charles Hicks
Miami County Probate Case 2023-1277
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