



ROLAND BLESSING HEIRS AUCTION

The heirs of Mr. Roland F. Blessing will offer the following real estate and personal property at Public Auction on

Saturday, August 5th @ 10:00am

Auction held on-site at:

Chattels @

10:00am

Real Estate @

12:00 Noon

Lunch Available

6522 Brookville Salem Road, Brookville, Ohio 45309

(Northmont School District)

Inspections: Saturday, July 29th 10am to 11 am & Wednesday, August 2nd 6pm to 7pm



Real Estate Sells @ 12:00 Noon

(Online bidding available @ www.OhioRealEstateAuctions.com)

Real Estate Description: 1,517 SF Brick Cape Cod home with 3 BR's, 1 Bath, full finished basement, newer mechanicals, 30 yr dimensional roof on 3 parcels totaling 1.27 acres. Home was built in 1957. Hardwood floors in bedrooms, hall and living room. Elec or propane heat controllable at thermostat. Nice metal building and other outbuildings provide great work/storage space. Spring-fed creek runs across the back of the property. Country living with easy access to I-70, Rt 49 & Rt. 40. Minutes from Dayton International Airport. Located in the Northmont School District. NOTE: Property is part of the Original 40 acre Henry & Callie Fisher Cook Farm, Established in 1914.

Tax Appraisal: \$105,950. **Parcels:** C06 00601 0065; 0016 & C04 00601 0150 **Annual Taxes:** \$2,086.80

Real Estate Terms: Sells subject to confirmation of Heirs on auction day. As-Is; No contingencies for financing or inspection; 10% Buyer's premium in effect; Short tax proration; Buyer pays all closing costs; Warranty Deed at closing with no liens or encumbrances. **Deposit and Closing:** 10% of the total contract price by cash or check PAYABLE to Ohio Real Estate Auctions which will be transferred to M & M Title and serve as your non-refundable deposit. Close on or before September 4, 2017.

Partial Listing of Personal Property ~ Starts at 10:00am

(Online bidding available NOW on featured items at www.BidNowLLC.com)

Antiques: Huntley bedroom suite; dressers; mirrors; wardrobe; lyre back chairs; sideboard; dining table; chest of drawers; rush-back rocker; T-back chair; Henry Cook Scythe used on the Cook farm. **Vintage & Collectible:** retro kitchen table & chairs; pedal cars; Tonka & Structo toy trucks; sleds; roller skates; Bentley Super 8 camera and projector; thunder jug; 1920's bicycle; Huffy Sting-Ray bicycle; doll house; partial cash register; wringer washer; old games; old hub caps. **Furnishings:** all rooms including beds; dressers; chests; sofas; glider rocker; chairs; lamps; stands; bookcases; desk; filing cabinets. **Appliances & Household:** Crosley refrigerator; Frigidaire elec stove; Wurlitzer upright piano; Wurlitzer organ; Sharp tv; Dynex tv; Yamaha elec keyboard; Westinghouse chest type freezer; mini-fridge; numerous small kitchen appliances; space heaters; (2) portable free-standing ac's; washer & dryer; PennCrest upright freezer; Kelvinator refrigerator. **Tools:** 2005 Liberty 12,000lbs Tilt Trailer; engine hoist; Vector battery charger; Mity-Mite trickle charger; scroll saw; Campbell Hausfeld air compressor; Atlas snow blower; Lincoln arc welder; dual grinder; Knipco torpedo heater; cut off saws; floor jack; Forney arc welder; LOADS of hand tools! **Mowers:** As this was Mr. Blessings business, we have numerous riding mowers, push mowers and thousands of mower parts including Snapper, Craftsman & much more too numerous to list here. Miscellaneous: stair lift; high end adjustable hospital bed; small windmill.

Much, Much more, too numerous to list here! See websites for photos!

Personal Property Terms: Payment by Cash. Credit Card or Check payment available with photo ID and photo taken by auction firm on day of auction. 13% Buyer's Premium. 3% Premium rebate for Cash payment. 15% Buyer's Premium for internet bidders. Everything sells As-Is.

Auctioneers: Tim Lile, CAI & Ron Denney

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