



RARE AUCTION OPPORTUNITY

Mac-O-Chee Castle

2223 OH 287, West Liberty, OH 43357

Live Onsite Auction Event



Saturday, October 19, 2019

10:30am: Live-Only Auction Antiques, Collectibles, Misc., & Late Surprises (List 10/1/19)
12:30pm: Real Estate Auction 3 Parcels offered in 2 Tracts & In Combination
3:00pm: Online-Auction End Featured Antiques, Collectibles, Lighting & More (Opens 8/15/19)

Real Estate Details

TRACT 1: 2223 OH 287, West Liberty, OH 43357 Mac-O-Chee Castle on 4+ Acres Minimum Bid \$150,000

Tract consists of 2 parcels totaling 4+ acres and includes **Mac-O-Chee**, a Logan County, Ohio landmark listed on the Register of Historic Places. **Mac-O-Chee** is a 29-Room limestone mansion completed in the late 19th Century for nationally-renowned journalist, Donn Piatt and his second wife, Ella Kirby Piatt. In an 1892 autobiography of Donn, co-published by Ella, Mac-O-Chee is described as "...a paradise...a castle fit for a king...It sits on a hillside facing south, built of native stone and fashioned in the style of a Flemish castle, with high towers, sharp-pointed gables, courts, terraces and fountains. All that nature has neglected, art has supplied in making this spot an inspiration to poets and a study for painters..." Nearly 150 years later the frescoes are faded, deferred maintenance is taking its toll and the current generation of the Piatt family to own **Mac-O-Chee** has made the difficult decision to sell this iconic landmark before further damage occurs and to focus resources on Mac-A-Cheek Castle (the other limestone mansion built by Donn Piatt's brother, Abram), where they intend to continue their mission of public education by expanding exhibit and program offerings. The frescoes may be faded, but **Mac-O-Chee** still proudly "sits on a hillside facing south" and remains "an inspiration to poets and a study for painters." Alternative uses for this unique and historically rich home are unlimited. The next chapter is going to be written beginning this fall and you could be the author!

TRACT 2: 2319 OH 287, West Liberty, OH 43357 4BR Farmhouse on 4+ Acres Minimum Bid \$150,000

Tract 2 is a single 4+ acre parcel with a pre-1900 4-Bedroom farmhouse that boasts interior arts and crafts features including two stone fireplaces; built-in walnut cabinets; leaded windows, side lights and hardwood floors. The exterior features a Craftsman-style treatment on the south façade and a Colonial Revival front facing Mac-O-Chee to the west. The 2,400 SF home offers 5 rooms plus bathroom upstairs, half-bath downstairs, kitchen with adjoining pantry/laundry room, 2-story barn and an early 20th century milk house attached to the kitchen. The country setting is amazing and your neighbor is a Castle!

TRACT 3: Combination of Tracts 1 & 2 Minimum Bid \$300,000 Buy-Now Price \$900,000

Bidding is available on Tracts 1 & 2 individually and in combination. Property will sell in the manner garnering the highest sales price. Purchasing both buildings with the entire 8+ acres creates additional opportunities for live/work or onsite caretaker/manager depending on your planned utilization of Mac-O-Chee.

TERMS OF SALE - Real Estate: Auction will be conducted live with online bidding available. Property sells As-Is with no contingencies for financing, inspections or otherwise. All desired inspections must be completed prior to auction. 10% Buyer's Premium will be added to winning bid(s) to establish final contract selling price(s). Short tax proration. Buyer(s) pays all closing costs. No personal property is included in the sale of real estate. Further, some items affixed to the structure of Mac-O-Chee including certain light fixtures; wall sconces, etc., will NOT be included in the sale of real estate. These items will be clearly marked and available for purchase via the online-only auction of featured antiques & collectibles at BidNowLLC.com ending at 3:00pm

DEPOSIT AND CLOSING: Successful bidder(s) required to place a non-refundable deposit equal to 10% of the final contract selling price(s) at the conclusion of the auction. Close on or before November 19, 2019 through M & M Title.

BUY-NOW TERMS: Buy-Now is ONLY available on the combination of both tracts at the stated price. Sale shall be subject to all terms of auction and Seller shall retain possession through 11/30/19 free of rent. Pre-auction contract must be completed with required deposit in place no less than 48 hours prior to auction end time. Buy-Now option is removed 48 hours prior to auction end time.

INSPECTION TOURS: Auction staff will be onsite with both homes fully accessible for bidder inspection on Saturday, **September 28th from 9:00am to 12:00pm**. On Friday, **October 18th from 11:00am to 4:00pm** both homes will be open for inspection, all featured antiques selling online will be available for viewing and auction staff will be staging items scheduled for live auction. All are invited to the join Piatt Family and auction staff for hot dogs over the campfire after this inspection. Surprises are planned for this Auction Eve event!

Note: The farmhouse will only be available for inspection during the times listed above and NO PRIVATE SHOWINGS will be allowed. However, **Mac-O-Chee Castle remains open for tours one final season!** Times, days and details can be found at PiattCastles.org. While touring, you can preview some of the Featured Antiques & Collectibles slated for the online auction at BidNowLLC.com.

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Bid NOW @ www.OhioRealEstateAuctions.com

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