

# ESTATE AUCTION

## REAL ESTATE AND PERSONAL PROPERTY

Date: Saturday, August 25, 2012

Time: 12:00 Noon (Real Estate) ~ 10:30 A.M. (Personal Property)

Location: 359 W. Fifth St., Chillicothe, Ohio 45601

Estate Sale of the late Charles & Minnie Tomastik, who were Owners of Tomastik's Foto Shop & lifelong Photographers. Charles Tomastik was also Past President of the Ross County Historical Society & did Lapidary Jewelry as a Hobby.

Real Estate sells as is, where is with a Minimum Bid of \$45,000.00.



**Description of Real Estate:** Parcel No. 305136071000; Legal Description 359 W 5<sup>TH</sup> ST RES 74 40X198 51-36-71 0035/1024; Scioto Township, Ross County, Ohio; Lot Size 40 x 198; improved with a 1.5 Story dwelling constructed in 1939, & containing approx. 852 sq. ft. (per Ross County Auditor). Dwelling consists of 5 rooms, 2 Bedrooms & 1 Full Bath, with a Full Basement; & a 12 x 18 Detached Garage constructed in 1939. Taxes are \$875.12 per year.

### Open House Dates

Sun., August 12<sup>th</sup> @ 2-4 PM

Sun., August 19<sup>th</sup> @ 2-4 PM

**Terms of Sale (Real Estate):** Real Estate sells with a minimum bid of \$45,000.00. A \$3,000.00 Non-Refundable Deposit will be required day of sale, & the Balance of the purchase price will be due in full on or before September 28<sup>th</sup>, 2012. **No Contingencies accepted.** Title will pass by an Executors Deed with no further evidence of Title being offered by the Estate. Taxes will be pro-rated through date of closing, & possession will be at closing. The Real Estate is being sold in, as is condition in all respects. All buyers will have the right to have the structure & mechanics professionally inspected & to complete any environmental studies they might desire including but not limited to lead base paint. Any & all inspections must be completed prior to sale date & will be at the Buyer's expense.

**Auctioneer's Note:** Home is well maintained & shows Owner's pride throughout. Nice location.

**PERSONAL PROPERTY:** (Sale begins at 10:30 AM) Pr of Hndpntd Blue Vases; Bohemian Hndpntd Vases; Fenton; Amber Coin Dot Fostoria; Ruby Red; Crystal; assrt of China; real nice Roseville Jardiniere; Royalware Bear Cookie Jar-Salt/Pepper; (2) German Steins. **Collectibles:** 1960's Navajo Beaded Bags & Birch Bark Baskets; Worked Hammer Stone; Ebony African Statues; Faux Ivory Pc's; Hndcrvd Man/Woman; Oriental Mud Man; nice Deco Ltr Holder; Art Deco Jefferson Golden Hour Elect Clock; Thorens Swiss Music Box; (2) Windup Toys (Rabbit & Horse); C/I Bear Bank; Moo-La Bubble Bank; Coca-Cola & Double Cola Bottle Openers; Coca-Cola Trays; Sterling Weighted Candlesticks; #12 Griswold Skillet; (2) Vintage Cigarette Cases; Gibson Ukulele; (2) Holland Tapestries. **Sports Related:** (12) 1961-62 Ohio State Basketball Glasses; 1962 Woody Hayes Glass; 1936 Ohio State/New York University Football Program; Lrg assrt of Vintage Team Pennants. **Paper Items of Ross County:** The Great Fire Chillicothe, Ohio 1852; Ross Co. Little Known Indian Years (1752-1774); Blue Jacket War Chief of the Shawnee's by John Barrett; svrl 1944 Tecumseh Books; The Northwest Territory Celebration 1937-38; Ross Co. Atlas printed 1975; Hotel Stickers; Lrg assrt of Historic Ross Co./Chillicothe Black/White Pictures (NOTE: Some signed by Former Ohio Governor Lausche); Early Newspapers dated April 23 & 25, 1934 on the Escapes/Capture of John Dillinger; 1952 Norfolk Western Magazine. **Old Valentines.** **Jewelry:** Lrg assrt of Costume Jewelry; some Sterling/Gold included; Gruen Watch w/14K Gold Case; Lrg assrt of Lapidary done by Charles Tomastik; Loose Stones. **Furniture:** Real nice Hoosier Style Bakers Cabinet; Curio Cabinet; Kitchen Table/Chairs; Marble Top End Tables; Knee-Hole Desk/Chair; Elect Lift Chair; Swivel Rocker; Loveseat; 3pc Blond Bdrm Suit; Bookshelves; File Cabinets; Toshiba Color TV; Lrg assrt of Common Household items; etc.

**Personal Property Sale Terms:** Cash or Good State of Ohio Check



Sale Conducted By:

Terryl A. Queen, Auctioneer/Realtor

Associate of Ohio Real Estate Auctions, LLC

Mr. Barry Baker, Broker

Call: 740-969-2983 or 740-412-3608 (Mobile)

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