

AUCTION!

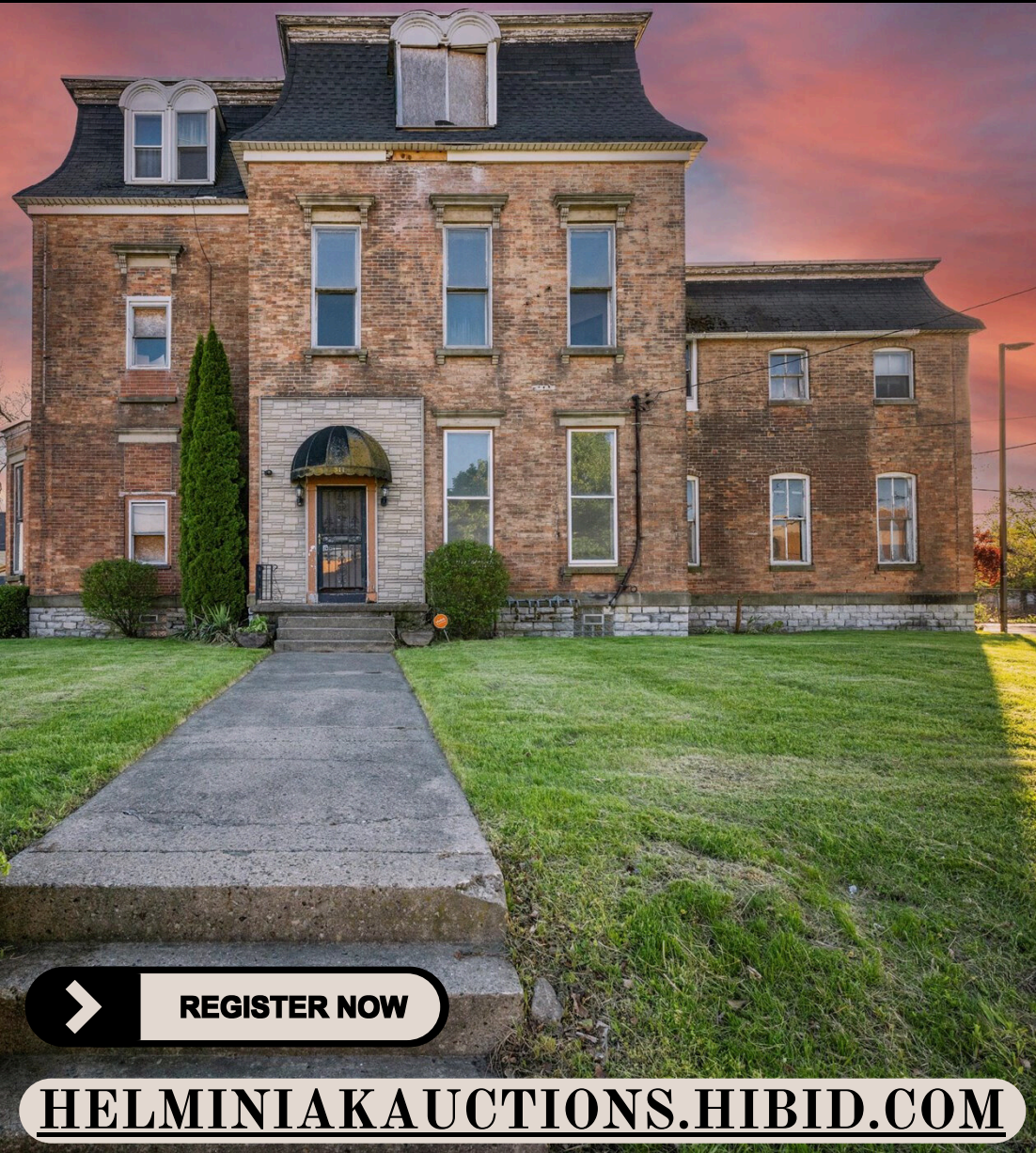
AUCTION!

TELL ALL ABOUT IT!



ONLINE ONLY AUCTION-BID NOW BIDDING CLOSSES JUNE 20TH @ 6PM

311 BUSH ST. TOLEDO, OH 43604



CARSON HELMINIAK
REALTOR | AUCTIONEER
419-349-4854

DANIELLE HELMINIAK
REALTOR
419-508-7144

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ACTUAL VIEWS



KeyTM
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AND VIDEO, PLEASE SCAN
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AUCTION PREVIEW

Stop by
during the
OWE Historic
Festival!



PREVIEW DATE

SUNDAY

JUNE 2, 2024

1PM-4PM

311 BUSH ST.

TOLEDO, OH 43604



BID NOW
BIDDING CLOSES
JUNE 20, 2024
AT 6PM

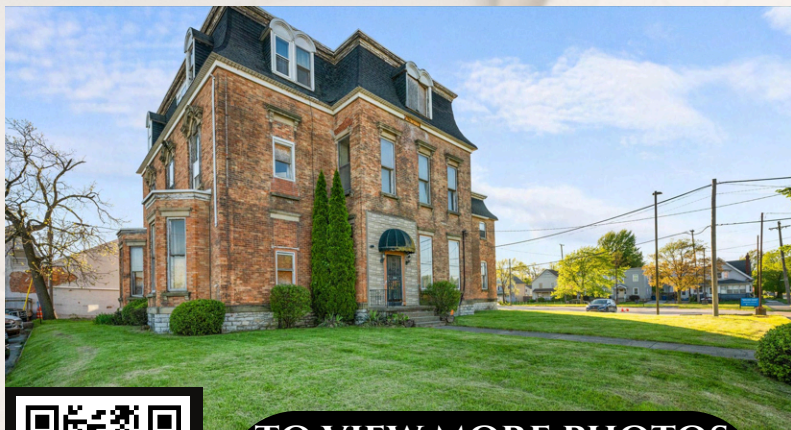


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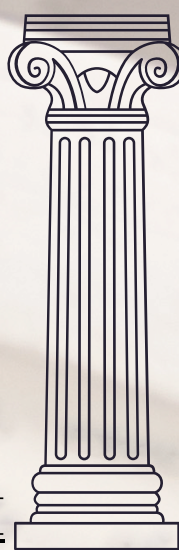
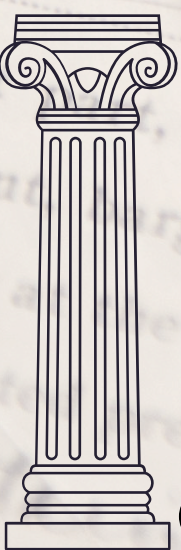
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OPPORTUNITY! HISTORIC RIVERFRONT PROPERTY IN THE HEART OF DOWNTOWN TOLEDO.

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Create your vision.

**BID NOW
BIDDING CLOSES
JUNE 20, 2024 AT 6PM**

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You will do better in TOLEDO



GLASS CITY RIVERWALK

The Glass City Riverwalk will transform our riverfront with 300 acres of new and revitalized riverfront greenspace connected by five miles of multi-use trails spanning both sides of the Maumee River from Veteran's Glass City Skyway to the Anthony Wayne Bridge. Featuring fully accessible park elements, it will become a place for our community to connect with trails and green space reaching East Toledo, the **Vistula neighborhood** and the Warehouse and Central districts. The transformation will restore more than 90 acres of industrial or vacant land to natural space by planting thousands of new trees, creating wetlands and other sustainable features. With waterfront access for boating and kayaking, a rock-climbing area, interactive water attractions, urban camping, and winter skating—Metroparks Toledo will help keep us active all year.

FIND OUT MORE INFORMATION

<http://glasscityriverwalk.com>

“One of the Top Metros in the U.S.”
– Site Selection Magazine

“Toledo among Top 100 Best-Performing Cities”
–Milkin Institute

“Growth of Toledo Economy Outpaces National Average”
-- Federal Reserve of Cleveland

“Toledo in Top Ten Midsize Metros in Nation for Fastest Growing Gross Regional Product”
--Headlight Data of Austin

“Toledo 19th in Country for Construction Employment Increases”
--Associated General Contractors of America

Toledo Ranked as One of the Best Places to Live in America
-U.S. News and World Report

Toledo 5th Most Affordable City in the Country
--SmartAsset

BREAKING NEWS

‘Multi-Million dollar investment in Vistula Historic District’



Scan me



WATCH THE INTERVIEW

POWERFUL IN THE *PAST*, WELL-POSITIONED FOR THE **FUTURE**



ONCE IN A LIFETIME
CHANCE TO OWN

THE SECOR MANSION

History of the property...

- Built in 1870 by Joseph K. Secor (Elizabeth)-originally from New York, who was an important Toledo pioneer, and one of the ‘founding fathers’ of the Toledo business banking community.
- Their only son Arthur J. Secor, played an active role in the creation of the Toledo Museum of Art as well as a generous benefactor whose gifts of paintings are some of the finest in the museum collection.
- The Secor family name lives on in Toledo through memorials such as; The Secor Hotel in downtown Toledo, Secor Metropark in Lucas County, and Secor Road in West Toledo.
- The house is significant because it is the last remaining structure along this section of Summit St. which had featured numerous large estates of prominent early Toledo families, and is one of few Second French Empire houses in Toledo. The Secor home continues to guard the northernmost tip of the original plat of Vistula.

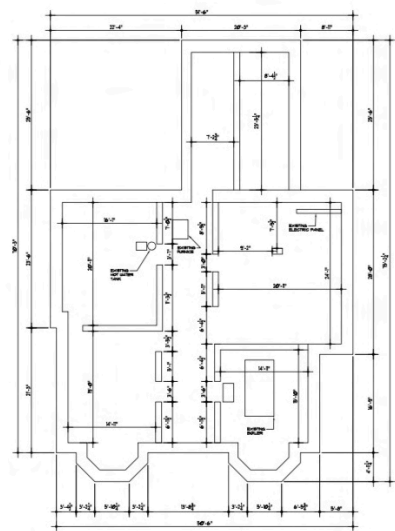
Resources:

National Archives Catalog
Ohiogeneologyexpress.com
Holytoledohistory.com- Tedd Long
Toledo Lucas County Public Library

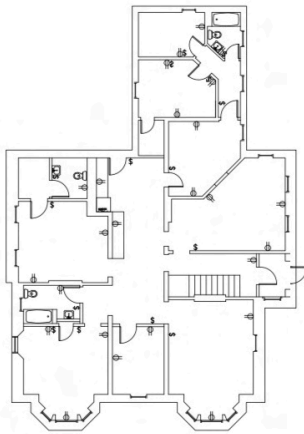


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EXISTING FOUNDATION
SCALE 3/8" = 1'-0"



EXISTING FIRST FLOOR
SCALE 3/8" = 1'-0"

JSN
AIA

Joseph S. Nowlsky
Architecture
3806 12 Mile Road
Berkley, MI 48072
(248) 433-2030

Seal:

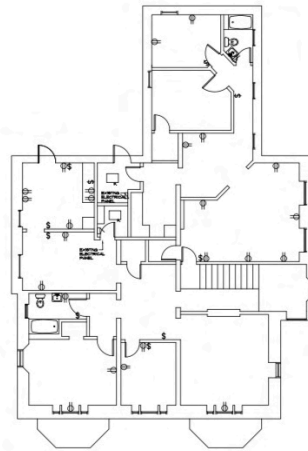
Project Name: SCARLETT SECOR MANSION
OWNER: TONY BATTLE-GAINS
PROJECT ADDRESS: 311 DUSH STREET, BERKLEY, MI 48072

Sheet Title:
EXISTING FOUNDATION
& FIRST FLOOR

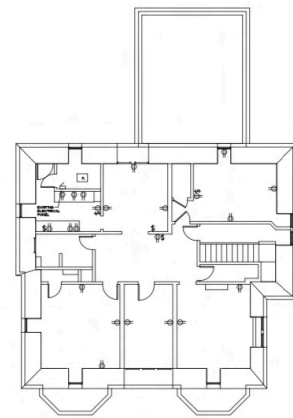
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Drawn by: JES

Project Number:
18075

Sheet Number:
A-1



EXISTING SECOND FLOOR
SCALE 3/8" = 1'-0"



EXISTING THIRD FLOOR
SCALE 3/8" = 1'-0"



FRONT ELEVATION
SCALE 3/8" = 1'-0"



SIDE ELEVATION
SCALE 3/8" = 1'-0"



REAR ELEVATION
SCALE 3/8" = 1'-0"



SIDE ELEVATION
SCALE 3/8" = 1'-0"

JSN
AIA

Joseph S. Nowlsky
Architecture
3806 12 Mile Road
Berkley, MI 48072
(248) 433-2030

Seal:

Project Name: SCARLETT SECOR MANSION
OWNER: TONY BATTLE-GAINS
PROJECT ADDRESS: 311 DUSH STREET, BERKLEY, MI 48072

Sheet Title:
EXISTING ELEVATIONS

Drawn 08/16/18
Drawn by: JES

Project Number:
18075

Sheet Number:
A-3

ARCHITECTURAL DRAWINGS

COMPLETED ON
8/16/2018



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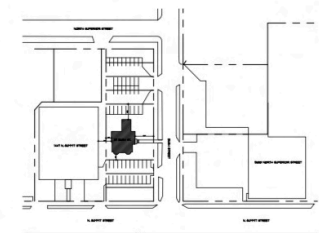
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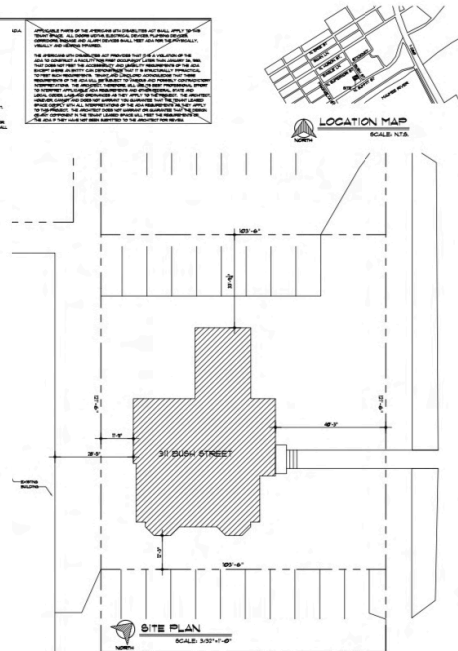
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GENERAL NOTES:

1. The Engineer has made a visual inspection of the site and building and has found the following conditions to exist:
2. The building is in poor condition and requires extensive repairs and alterations to bring it up to code and make it habitable.
3. The foundation is in poor condition and requires extensive repairs and alterations to bring it up to code and make it habitable.
4. The roof is in poor condition and requires extensive repairs and alterations to bring it up to code and make it habitable.
5. The exterior walls are in poor condition and require extensive repairs and alterations to bring them up to code and make them habitable.
6. The interior walls are in poor condition and require extensive repairs and alterations to bring them up to code and make them habitable.
7. The floor is in poor condition and requires extensive repairs and alterations to bring it up to code and make it habitable.
8. The stairs are in poor condition and require extensive repairs and alterations to bring them up to code and make them habitable.
9. The electrical system is in poor condition and requires extensive repairs and alterations to bring it up to code and make it habitable.
10. The plumbing system is in poor condition and requires extensive repairs and alterations to bring it up to code and make it habitable.
11. The heating system is in poor condition and requires extensive repairs and alterations to bring it up to code and make it habitable.
12. The cooling system is in poor condition and requires extensive repairs and alterations to bring it up to code and make it habitable.
13. The building is in poor condition and requires extensive repairs and alterations to bring it up to code and make it habitable.
14. The building is in poor condition and requires extensive repairs and alterations to bring it up to code and make it habitable.
15. The building is in poor condition and requires extensive repairs and alterations to bring it up to code and make it habitable.
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17. The building is in poor condition and requires extensive repairs and alterations to bring it up to code and make it habitable.
18. The building is in poor condition and requires extensive repairs and alterations to bring it up to code and make it habitable.
19. The building is in poor condition and requires extensive repairs and alterations to bring it up to code and make it habitable.
20. The building is in poor condition and requires extensive repairs and alterations to bring it up to code and make it habitable.



SITE PLAN
SCALE 1/8" = 1'-0"



SITE PLAN
SCALE 3/8" = 1'-0"

JSN
AIA

Joseph S. Nowlsky
Architecture
3806 12 Mile Road
Berkley, MI 48072
(248) 433-2030

Seal:

Project Name: SCARLETT SECOR MANSION
OWNER: TONY BATTLE-GAINS
PROJECT ADDRESS: 311 DUSH STREET, BERKLEY, MI 48072

Sheet Title:
GENERAL NOTES,
LOCATION MAP,
SITE PLAN,
& CODE ANALYSIS

Drawn 08/16/18
Drawn by: JES

Project Number:
18075

Sheet Number:
S-1

AUCTION

CARSON HELMINIAK REALTOR | AUCTIONEER

419-349-4854

INFO@HELMINIKAUCTION.COM

HELMINIKAUCTION.COM

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Terms & Conditions

AUCTION REGISTRATION: You must register at [HELMINIKAUCTIONS.HIBID.COM](https://www.helminiakauctions.hibid.com) for this ONLINE ONLY Auction. The online bidding ENDS Thursday, June 20th, 2024 at 6:00PM. Once registered, you will need to show **PROOF OF FUNDS**. Regardless of whether you finance or buy with cash, you will need to show Proof of Funds before you will gain access to bid. If you finance, your Proof of Funds must be enough to cover both your Earnest Money Deposit and down payment. Proof of funds include bank statements, brokerage accounts, a line of credit or any funds that are immediately available.

EARNEST MONEY DEPOSIT: A \$20,000 Deposit will be required to be collected within 24 hours from the successful bidder(s). The deposit must be in the form of a CASHIER'S CHECK or WIRED FUNDS. Cashier's check made payable to Greater Metropolitan Title, or, please call Greater Metropolitan Title PH: 419-530-0001 for wiring instructions. The remaining balance will be due at closing no later than July 22, 2024. The final bidder's check will be deposited into Greater Metropolitan Title escrow account, which will then be credited to the Buyer upon closing. The terms of the contract are non-negotiable and if the Buyer fails to close, the deposit is non-refundable. The Buyer understands and agrees the earnest money deposit will be released to the Seller and Helminiak Real Estate & Auction, LLC.

TITLE: The Seller agrees to furnish clear title with a guaranteed certificate of title at closing, at Seller's expense. Buyer is responsible for their portion of closing fees. Taxes will be pro-rated. Closing must be held by July 22, 2024. The escrow agent will be Greater Metropolitan Title at 3131 Executive Pkwy. Ste.100 Toledo, OH 43606.

BROKER PARTICIPATION: We welcome Broker Participation. Please call and register your Buyer 48hrs. prior to auction. A Broker Participation form must be completed in order to register your Buyer. Failure to do so voids the Broker Participation.

BUYER'S PREMIUM: A 10% Buyer's Premium will be added to the final bid. The final bid plus the buyer's premium equals the final purchase price for the property.

BIDDING: It is the responsibility of the buyer to confirm their bids for accuracy. Auctioneer uses a third party system and is not responsible for any system failure, in which a bid does not get accepted.

EXTENDED BIDDING: This online auction will begin closing at 6PM. Any bid placed within 3 minutes of closing time will automatically extend the auction by 3 minutes, and will continue to extend until no additional bids are placed for 3 minutes.

AGENCY: Auctioneer is a seller's agent.

AUCTIONEER/BROKER/SELLER DISCLAIMER: The information contained herein is believed to be correct to the best of the Auctioneer's knowledge. The information is being provided for the bidder's convenience and it is the bidder's responsibility to determine the information contained herein is accurate and complete. The property is selling in its 'AS-IS' condition with no warranties expressed or implied. The Auctioneer and assistants are representing the Seller. By bidding on this property, the bidder agrees to all terms and conditions set forth. Any announcements day of auction take precedence over printed material.

AUCTIONEER: CARSON HELMINIAK, REALTOR/Auctioneer - Helminiak Real Estate & Auction, LLC.

Licensed and bonded in favor of the State of Ohio.

AUCTION ASSOCIATES: Danielle Helminiak, REALTOR
REAL ESTATE BROKER: Key Realty LTD.

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