

# Perzy

## 4 Bedroom / 2 Full Bath Home • Irreplaceable Character Outbuildings • Pond • 5 Acres • Full of Potential!

### REAL ESTATE & PERSONAL PROPERTY

# AUCTION

### Saturday, September 10 • 10am Personal Property | 12 Noon Real Estate

### 9899 Smith Rd, Litchfield, Ohio

**Directions:** From Medina, head West on Smith Road, property on corner of Bryenton Rd and Smith Road. From Spencer, jump on OH 162/ E Main St, turn left on Root Road, Right on Smith Road. Watch for RES signs.

**Real Estate:** I have yet to see a property with as much upside potential as this one has, cross the auction block! Located in the middle of 5 acres in Medina County, a home full of character built in 1820, with outbuildings, a greenhouse, mature trees and a pond.

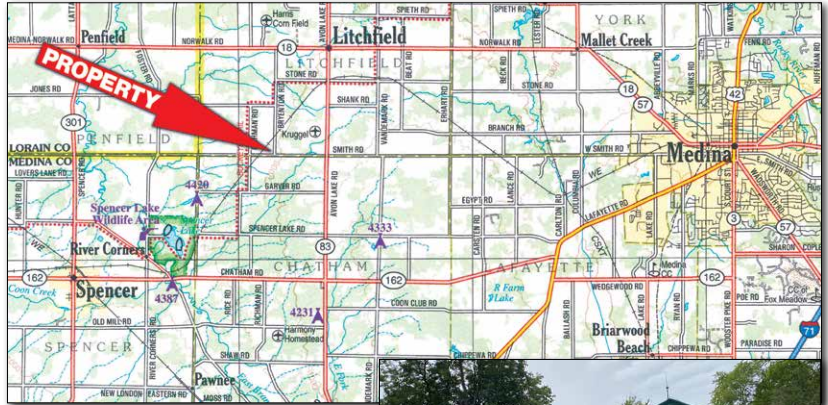
With some TLC this is the perfect place to make your dreams a reality. The home has a huge inviting porch around half of it, a great place to entertain, or just relax after a hard days work. The main entry way has beautiful hardwood floors and leads into the dining room, with original French doors to separate the area if you desire. A kitchen with plenty counter space, and also a door to the porch is on one side of the dining room, the living room with a brick fireplace and built-in book shelves is on the other. A full bathroom, bedroom with a large closet and hallway with beautiful built-in drawers finish the first floor. The staircase to the second floor is amazing. At the top of the stairs to the left is a large bedroom with a built-in desk along the whole side. A large cedar lined closet comes next, then follow the hardwood floors into a small room, perfect as an office or den but most recently used as a sewing room. The second floor is complete with 2 additional bedrooms and a full bathroom. The laundry is currently housed in the basement of the 2014 sq foot home, which is otherwise good for lots of storage. This house has newer windows, city water, forced heat, storage galore and woodwork that will make you drool. Outside the house connected to the porch is a small storage area as well as a small attached 1 car garage, which is used as storage as well.

Outside the enjoyment continues. There is a small shallow creek at the back of the property, plus plenty of room to create a 4H farm, build a pasture for a few beef cattle or horses or have gardens galore as was once there. A pond is currently hidden by trees but with some work could be made beautiful again. There are 2 main usable outbuildings, one is 36x72 feet with great concrete floors, 2 overhead garage doors on one end (one newer), a sliding door on the front and the other side. The other is 24x36, most recently used as a Floral Gift Shop with a loft above, a wood burner on the main level, concrete floor and a great place to start a new shop/business, Art or Yoga Studio, extend your living or entertaining space, a large she shed or man cave! The options are endless. The greenhouse finishes the outbuildings, with some work it could be renovated or if you'd rather, taken down.

It is easy to tell that this property was once a showplace, bring your imagination and willingness to work, it absolutely can be again!! All with a great, convenient location!

**Taxes/Legal:** Per the Medina County Auditor, 9899 Smith Rd, Litchfield is parcel number 024-04C-40-004, Legal description Lot 9 SE PT 5.0041A located in Medina County, Buckeye Local School District. Current taxes are \$2,027.76 and will be prorated to the day of closing.

**Terms:** A 10% down payment is due the day of the auction with the rest at closing within 45 days. A 10% buyer's premium will be added to the final bid to determine purchase price. Home sold as is, all desired inspections need to be made prior to the auction.



Real Estate Services

#### OPEN HOUSE:

Home and buildings will be open for inspection

**Tues, August 30 • 5-6pm**

or call your favorite Realtor or Mary Hartley, Howard Hanna 419-651-3586 to schedule a showing.

**Auction by order of the Estate of Carol Anne Perzy, David W. Perzy Executor. Medina County Probate Number 2022 04 ES 00287. Attorney James B Palmquist, III**

Mary Hartley 419-651-3586  
Andy White – Jake White – Drew Turner  
– Adam Welch Apprentice Auctioneer  
Seth Andrews Broker

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### 2020 KIA SOUL – ARIENS RIDING MOWER – ANTIQUES – HOUSEHOLD – GARDEN TOOLS – 1990 AIRSTREAM CAMPER

Join us for tons of personal property! We will start selling at 10 am with 2 crews! Real Estate at 12Noon, lawn mower, car, camper, washer and dryer after real estate.

**Household/Antiques/Collectibles:** Glass front China Hutch(2); Claw foot wood round table; large wood trunk; large extendable kitchen table; many wood chairs; Grandfather Clock; Grandfather wall clock; Chest phonograph record player; wood plant stand; Upright piano; wood desks; 'Big Chance 777' table top casino machine; Ariens Metal sign, some rust, otherwise good condition; Speedex Tracotors and Implements Greenfield double sided metal sign, some rust; various glasses; Butcher Block; Round tables; Buffet; Twin wood bedframes; Full wood bedframes; twin mattresses; full mattresses; bookshelves; multiple Chest of drawers of all sizes; dresses; Queen Anne Chair; Wood stool; end tables; Wood dry sink; coffee table; wardrobes; nightstands; keyhole desk; wood bench with storage; couches; recliners; love seat; wing back chair; wood glider rocker; Cain bottom chair; folding tables; folding chairs; desk chairs; Round wicker glass top side table; white wicker loveseat; hall tree; Red church bench; Record Albums; Cast iron pans; Blue canning jars; misc glass bottles; large crock; misc crocks and jugs; metal milk crates; dishes; tea sets; pots/pans; cookie jars; pewter pitchers; mirrors; wreaths; pictures; lamps; crockpots; Tupperware containers; plastic bowls; silverware; suitcases; stereos; radio; speakers; sewing machine; sewing machine table; steamer; misc sewing accessories; ironing board; circle rug; wheelchair; Costume Jewelry; Fur Coats; lots of books; Quilts; blankets; linens; towels; Totes; lots of Décor; metal cabinet; brooms; mops; cleaning items; coolers; metal crates; new coffee mugs; vases; baskets; poker tabletop games; artificial flower; plastic shelving; spray paint; craft supplies; clothes rack; wrapping items; filing cabinet; cookbooks; vacuum; space heater; Metal patio table and chairs; picnic table; metal glider-nice condition; Grill; patio chair; plastic chairs; planters; plastic planters; bird feeders – many many bird feeders, mostly unopened in boxes; display shelves; metal shelves; baskets; pillars; cash register; wood cabinet; bookcase; lanterns; bird houses; floral décor; gardening books; frog décor; pig décor; Refrigerator, older but works; chest freezer, older, working; upright freezer; washer; dryer; old refrigerator; older gas oven; commercial style wall refrigerators, unsure of working condition; large walk in cooler, unsure if working; more being discovered!

**Garden Misc/Greenhouse/Tools:** Newer Ariens Rider Mower, good condition, 19 horsepower, 42" deck; Lawn cart; Various planting pots; weed eater; push mower; rototiller; Organizer; step ladder; extension ladders; wood ladder; Appliance carts; Shovels; Air compressor (not sure if works); wood tool box; various wood boxes; extension cords; shop vac; wheel barrel; box traps; bench grinder; white wicker archway; handheld tools; pruners; brooms; drills; shop refrigerator, not sure if working; various parts to wood burners/chimneys, unopened in box; scrap; much much more.

**Vehicle:** 2020 White Kia Soul, 1,632 miles, VIN KNDJ23AU6M7755331, absolutely like new! 4 door, small dent rear bumper;

**Auction Note:** This list is growing daily!! Carol had many businesses and a gathered a lifetime of collections along the way. Tons of goodies yet to be discovered.

### OUTSIDE CONSIGNMENTS: HOUSEHOLD – TOOLS – LAWNMOWER – AIRSTREAM

**Household:** 71x39 ¼ Madero Rectangular Dining Table, Espresso; Jax honey upholstered dining chairs (6); 25" Uttermost charcoal Arnaud Upholstered Counter stools (2); Tufted dove grey desk chair on coasters; 47" Ikea Acacia Bench; Jacobin Lounge Chair; Ikea Hemnes 2 drawer nightstands (2); Industrial style vintage cylinder lamps (2); Upholstered Queen sized English elm platform bedframe; Queen size Casper brand memory foam mattress – barely used; Bowflex TC200 Treadclimber Exercise machine; Aluminum Patio table with 2 matching benches, 44x28, light weight; LG Dehumidifier; Propane wall/room heater; Rocking Chair- Antique; Antique School desk; Metal wicker chairs; Antique Armour mirror; vintage table; Lamp; Old school desk; Display cabinet; shutters; Striped kid chairs;

**Tools:** Toro self-propelled electric blower w/ attachments; Werner 25' 300 lb multi purpose ladder; assorted hand tools, rakes, shovels; Besta510 Black & Decker string trimmer; Voyager XL rooftop carrier; Troy Built chipper Vac; Porter Cable Generator; Misc hand tools – pullers; Westinghouse Air Brake Compressor; Power Edger; Generac Generator.

**Lawn Mower:** eGo Electric lawnmower with 21" mowing deck

**Camper:** 1990 Airstream trailer, Excella, 33 feet triple axel, good shape dated;

**Personal Property Terms:** All items sold as is with no warranties. Cash, check and credit card accepted, 5% buyer's premium on personal property waived for payment with cash or check. Please remove items the day of the auction or make arrangements.



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