



## REAL ESTATE: TERMS, PAYMENT, & CONDITIONS

**\$7,500 Deposit must be presented at time of registration for auction in form of cashier's check or personal check** made payable to Greater Metropolitan Title. **Balance due at closing on or before 40 Days of Auction.** If registrant is last bidder, the check will be deposited into Greater Metropolitan Title's escrow account and credited to Buyer at closing. If Buyer fails to close per terms of contract, the deposit is non-refundable. A 10% Buyers Premium will be added to the last bid to establish the final contract price. Seller will furnish a guaranteed certificate of title at closing at title company. Taxes pro-rated. All information in this brochure was derived from sources believed correct, but is not guaranteed. All property dimensions are only approximations. Buyers shall rely entirely on their own information, judgment, and inspection of property and record. Buyer may bring a home inspector to inspect the property during the preview time. Auctioneer and assistants are seller's agent. Auction will be conducted, rain or shine. Any other terms or conditions will be announced the day of the auction and will take precedence over printed matter. **Privacy Policy and User Agreement:** To view our complete Privacy Policy and User Agreement, please visit our website at [www.pamelaroseauction.com](http://www.pamelaroseauction.com).

## CONTENTS: TERMS, PAYMENT, & CONDITIONS

10% Buyer's Premium. Cash, Check, MasterCard, American Express, Discover, or Visa. Full payment is due the day of the auction. Immediate removal at conclusion of auction. All items will be sold "As Is." Buyers shall rely entirely on their own information, judgment, and inspection of property and record. Any other terms or conditions will be announced the day of the auction and will take precedence over printed matter. Removal: Day Of Auction.

## ADDITIONAL INFORMATION:

### Directions:

On-Site Location: 19393 County Road HJ, Wauseon, Ohio 43567 - North of I-80/I-90, Between County Rd 19 & County Rd 20

Via Ohio Turnpike: West on I-80/I-90, Take Exit 34 for OH-108, North Onto OH-108, West onto County Road J, South Onto County Road 19, Then West Onto County Road HJ.

Via County Rd H: Airport Hwy / Route 2, North Onto Township Road 22, West Onto County Road H, North Onto County Road 19, West Onto County Road HJ.

**Auctioneers:** Carson Helminiak, REALTOR®, Auctioneer & Pamela Rose, REALTOR®, Auctioneer, CAI, AARE



419-865-1224 | 877-462-7673  
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Title Courtesy Of



# LIVE ON-SITE AUCTION

REAL ESTATE • TOOLS & EQUIPMENT • CLASSIC CAR • ANTIQUES



19393 COUNTY ROAD HJ, WAUSEON, OHIO 43567



## SATURDAY, DECEMBER 15, 2018

Preview & Registration Opens at 9:00am

Content Auction at 10:00am • Real Estate Auction at 1:00pm



REAL ESTATE AUCTION • SATURDAY DEC. 15, 2018 AT 1:00PM



Charming Farmhouse with 7,000+/- Sq.Ft. bank barn, 2 silos, and a 3,000+/- Sq.Ft. concrete floor pole barn, all situated on 3+/- acres. Two story home featuring 4 bedrooms, 1 bathrooms, kitchen with island and storage, wood floors under most carpeted areas, full basement, and a two car attached garage. A new septic system is scheduled for installation.



PROPERTY FEATURES:

- New Septic Tank & Leach Field Scheduled For Install
- Kinetico Water System
- 30x14 Storage Shed
- New Insulated Garage Door
- Newer Roof
- 7,000+/- Sq.Ft. Bank Barn, Freshly Painted Summer Of 2018
- Updated 100Amp Electric
- 60x50 Pole Barn With Concrete Floors & A Front & Side Entrance
- New Central Air In 2018

PROPERTY INFORMATION:

\*Survey Coming Soon. Taxes to be determined, lot size will be 3+/- acres. Current lot dimensions are approximate

Living Room	13x13	Master Bedroom	13x10	Bank Barn Sq.Ft.	7,000+/-
Family Room	13x9	Bedroom 2	13x10	Pole Barn	3,000+/-
Kitchen	13x13	Bedroom 3	11x11	Total Acres	3+/-
Dining Room	14x12	Bedroom 4	12x9	Foundation	Full Basement
Entry	8x5	Total Sq.Ft.	1,247+/-	Schools	Archbold
Mud Room	12x9	Garage Space	2.5 Car	Parcel#	09-019248-000

View More Information & Photos Online at [PamelaRoseAuction.com](http://PamelaRoseAuction.com)

CONTENT AUCTION INVENTORY • SATURDAY DEC. 15, 2018 AT 10:00AM

FEATURED ITEMS:



**1934 Ford Victorian**  
Vin# 756717, Runs & drives good, original V-8 engine & transmission, original interior, no rust on the body, clean title, rebuilt carburetor, new seals in the rear.



**John Deere JD 300 Front Loader Tractor**  
Type E-7320, Serial No. 001752U

- |  |   |                                     |   |
|--|---|-------------------------------------|---|
| 1838 & 1848 Large Cents                    | China Sets  | King Cobra Golf Club Set            | Socket Set  |
| 1884 Morgan Dollar - Carson City Mint Mark | Cigar Cutter  | Leaf Blower                         | Sofas   |
| 1922 Silver Peace Dollar                   | Circular Saw  | Lincoln Logs                        | Sohio Can   |
| 1933 Ohio Highway Guide                    | Classic 7-Up Cooler                                 | Log Chains                          | Spectacles With Case  |
| 1950's Calendar                            | Classic Cap Guns                                    | Longaberger Baskets                 | Stained Glass Floor Lamp  |
| 1969 Detroit Tigers Player Portraits       | Classic Drop Leaf Dining Table                      | Magazine Racks                      | Stained Glass Windows   |
| 42" LG Flat Screen Television              | Classic Glass Juice Cups                            | Mannequin                           | Sterling Silver Jewelry   |
| AC Spark Plug Indicator                    | Classic Reboot Record Player                        | Marty J OHV Series Lawn Mower       | Table Saw   |
| Accent Chair                               | Classic White Dresser Set                           | Metal Fencing                       | Tea Cup & Saucers   |
| Air Compressors                            | Costume Jewelry & Watches                           | Metal Gas Cans                      | Tobacco Cutting Tool  |
| Aluminum Carousel Horse                    | Croquet Set   | Metal Head Statue                   | Tonka Toys  |
| Aluminum Ladders                           | Depression Era Purses                               | Metal Shelving & Storage Drawers    | Train Lantern   |
| Aluminum Lawn Chairs                       | DeWalt Cordless Drill                               | Metal Shoot Piping                  | Treadmill   |
| Antique Curio Cabinet                      | DeWalt Sawzall                                      | Metal worker Vice                   | Utility Trailer   |
| Antique Dresser                            | Diehl Shop Fan - Cast Metal Blades                  | Military Clothes, Hats, & Parka     | Various Coolers   |
| Antique Drop Leaf Table                    | Dinnerware  | Military Uniform & Patches          | Various Vintage Pocket Watches  |
| Antique Heavy Duty Scale                   | Drill Bits  | Military Trunks                     | VHS Movies  |
| Antique Indian Artifacts                   | Early 1900's The Ladies Home Journal Magazines      | Motorized Raising Flag Pole         | Vintage Baseball Glove  |
| Antique Planers & Tools                    | Extension Ladders                                   | Mounted Deer Head                   | Vintage Board Games   |
| Antique School Desk Seat                   | Fan Exercise Bike                                   | Movie Set Spot Lights               | Vintage Desk Fan  |
| Antique Sewing Machine Table               | Faux Pillars  | Powermate Generator - New In Box    | Vintage Irons   |
| Antique Sheffield Straight Razor           | Fiberglass Ladders                                  | Nordic Track                        | Vintage Japanese Banner Flag  |
| Anvil                                      | Flatware  | Nuts & Bolts                        | Vintage Metal Truck   |
| Asbestos Sad Iron                          | Flexible Flyer Style Sled                           | Oil Cans                            | Vintage Mickey Mouse Christmas Lights                                 |
| Assorted Organizers                        | Foreign Currency - Japanese                         | Oil Lamps                           | Vintage Postcards - Never Used  |
| Atari Gaming System                        | Gardening Tools                                     | Oriental Silk Robe & Fan            | Vintage Souvenir Pennants - 1940's Michigan, Ohio, Canada, California |
| Authentic Hula Skirt                       | Glass Face Vintage Nationwide Insurance Thermometer | Pair Of Wood Classic Shelves        | Vintage Toledo Scale  |
| Axes                                       | Grandfather Clock                                   | Patio Chairs, Furniture, & Umbrella | Vintage Torches   |
| Baker Power Pump                           | Grease Pumps  | Patton Shop Fan                     | Vintage Travel Burner   |
| Bander                                     | Green Vintage Cabinet                               | Picnic Baskets                      | Vintage Turntable With Speakers                                       |
| Battery Charger                            | Grinding Wheels                                     | Pipe Clamps                         | Vintage Two Dollar Bill Silver Certificates                           |
| Beanie Babies - New In Plastic             | Gulbransen Columbia 50 Electric Organ               | Pull Behind Lawn Sprayer            | Vintage Vernors (50+) Records   |
| Beer Steins                                | Hammers   | Pull Behind Thatcher                | Record Player Cabinet   |
| Bench Drill Press                          | Hand Saws   | Rakes                               | Remington Dog Cage  |
| Bench Grinder                              | Heavy Duty Bench Vice                               | Ratchet Straps                      | Rocking Chairs  |
| Bench Vice                                 | Heavy Duty Bottle Jack                              | (50+) Records                       | Round Antique Table   |
| Binoculars                                 | Heavy Duty Drill                                    | Record Player Cabinet               | Round Top Trunk   |
| Bird Bath                                  | Heavy Duty Pipe Wrenches                            | Remington Dog Cage                  | Rustic Yolk   |
| Blue Glass Jars                            | Heavy Duty Sledge Hammers                           | Round Antique Table                 | Salamander Heaters  |
| Bolt Cutters                               | High Boy Dresser                                    | Round Top Trunk                     | Samurai Sword   |
| Brass Décor & Animals                      | Hose Reel   | Rustic Yolk                         | Sanders   |
| Brass Decorative Anchor                    | Ice Hook  | Salamander Heaters                  | Screw Drivers   |
| Brass Hands Lamp                           | Indian Head Penny                                   | Samurai Sword                       | Seamstress Mannequin  |
| C-Clamps                                   | Infrared Heater                                     | Sanders                             | Ship Telegraph  |
| Captains Chair                             | Iron Leg Work Bench                                 | Screw Drivers                       | Shop Vac  |
| Carolina Press                             | Japanese Stamps                                     | Seamstress Mannequin                | Silver Dimes  |
| Cast Iron Skillets                         | Jump Box  | Ship Telegraph                      | Sno-Wing Metal Sled   |
| Cast Metal Wagon Wheel                     | Kennedy Tool Box                                    | Shop Vac                            |   |
| Cement Roller                              |   | Silver Dimes                        |   |
| Charcoal Grill - Smoker Attachment         |   | Sno-Wing Metal Sled                 |   |

View More Information & Photos Online at [PamelaRoseAuction.com](http://PamelaRoseAuction.com) | More Items Being Added!