

Romie



Bungalow Home w/ Garage

Buick Auto, Antiques & Tools

TROY, OHIO

At 421 Summit Ave. From I-75 take Exit 73 east on Rt 55, then immediately north on Dorset Rd to the round-a-bout, then east on McKaig Avenue to Heywood School & then south on Summit 2 blocks to auction site.

MONDAY, APRIL 26, 2021 ~ TIME: 3:00 PM

REAL ESTATE SELLS at 6:00 PM ~ OPEN HOUSE: Thursday, April 8 ~ 5 to 6 PM or by appointment.



REAL ESTATE: An older frame bungalow w/ open front porch, enclosed rear porch & single car garage on Troy's west side w/ living room, dining room w/ window seat, kitchen, 2 bedrooms and one bath, plus a full basement. You'll like the location on Troy's west side in the square of Summit, Drury, Ridge & Race. **Miami County Parcel ID: D08-021140 Lot Size: 53' x 130' ~ RE Taxes: \$487.70 semi-annual.**

This auction has a minimum opening bid of \$60,000 subject to confirmation. The appraised market value by the Miami County Auditor is \$84,200.

Why at Auction? In today's market place, the seller is seeking a ready, willing & able buyer who can close on the property within 30 days after the auction for cash while accepting the property as they find it. Obtain a Bidder's Packet, tour the property, review the information, seek advice and be prepared to purchase on April 26th. **TERMS:** Offered at Reserve Auction with confirmation by the seller w/ \$6,000 down the day of the auction with the balance due in 30 days.

Plan now to attend & take advantage of the auction method of marketing.

AUTO: Buick, 1994, 4 door w/ with 182,642 miles. This is an older auto, but looks clean and serviceable.

ANTIQUES & COLLECTIBLES: Dietz Scout mini lantern; Dietz No. 8 Air Pilot & No. 2 D-Lite lanterns; 3 RR locks & keys; Frisco-S, St.L & SF & TM; 2 cast Iron frog door stops; Naughty Nellie boot jack; 3 straight razors; small Kinfolks sheath knife & few common pocket knives; 12 pipes & cabinet; 5 lighters; Private Eye magnifying glass; military vehicle manuals; over 200 Popular Mechanics magazines, 1930's, 40's, 50's; 10 vol set of Edgar Allen Poe books; 6 vol set of Chas Dickens w/ engravings; The Beach Boys Little Deuce Coupe & Marty Robbins Devil Woman record albums; plastic auto model kits; 1/18 scale 1947 Cadillac convertible; miniature vehicles; Wyandotte Auto Transport semi-truck; few Ertl farm toys; Thomas the Train collection; Rocket early steam train engine & tender; Chas Sleppy, Polk, Stuart & others hand crafted steam & single cylinder engine replicas, 20 total; 1960's Mercedes steering wheel & hood ornament; other auto related items; 4 steel spoke implement wheels; well pump; wagon; goose neck lamp; canes & walking sticks; Stauer reproduction wrist watch like new; 2 modern pocket watches; gold class rings & other jewelry & more to be found.

HOME FURNISHINGS: Depression era dining room suite: table, 4 chrs, buffet & china cabinet, painted black; oak rocker; Early Am slant front desk; small pine kneehole desk; several bookshelves; lamps & tables, 3 uph recliners; maple headboard sgl bed; ch of drwrs; wardrobe; clothes rack; Maytag elec range; GE apartment refrigerator; small chest freezer; other kitchen items; Vizio 32" TV; older electronics; 2 Singer sewing machines & related supplies; misc household goods; office supplies; bird & cat figurines; Community stainless flatware w/ chest; Bischoff red pitcher & other glassware.

VERY NICE SHOP TOOLS: Atlas 10100 metal lathe & accessories; Jet JHM-610 hobby lathe; Jet JHM-610 hobby milling machine; RF Industries & Central Machinery horizontal & horizontal/vertical metal band saws; Delta Shopmaster bench top drill press & others; Delta 36-040 compound miter saw; Craftsman: 10" & two 8 1/2" King Seeley table saws; 16" VS scroll saw; 36" wood lathe on stand; double grinder; Master Mechanic 16" variable speed scroll saw; Ward's Powr-Kraft K10 tilt-top table saw; scroll saw & belt

sander; Rockwell benchtop band saw; Skil 3375 disc/belt sander; Cen. Machinery 1'x30' belt sander; variety of small power hand tools incl Milwaukee Super Sawzall, routers, angle grinder, sanders, etc; large amt of sockets sets, wrenches & other hand tools; Machinist's tools incl micrometers, calipers, dial indicators & more; Kennedy & other machinist's tool boxes; US Central roller cart tool box; other good tool boxes, ammo boxes; work carts; organizers complete; small anvil; good bench vises; small arbor press; vintage post drill in working condition; drill bits, taps & dies; wheel pullers; lathe accessories; metal stock; hardware; tarps; power cords; ;

MACHINERY: Kobalt upright 10 gal digital air compressor & 1 small model; port air tank; Sears 2600 watt alternator/generator; Storm Cat 800 watt port generator; Hobart Silverline SG-180 gasoline powered welder on cart; Acra-Speed wheel balancer; John Deere JA65 walk-behind mower; electric chain saw; electric motors; shop vacs; battery chargers; Dunlap wheel barrow, plus 20' wooden ext ladder; Werner step ladder; 2 wheel cart; GI gas can; jacks; etc. .

EVEN MORE! Coleman lanterns & coolers; tents; sleeping bags; tarps; propane stove & cylinders; portable radios/CD players;

Auctioneer's Note: As an investment or personal residence, you now have the opportunity to consider a good home at a fair price. Take advantage of the auction method of marketing. It's right for our seller. Make it right for you. *Planning insures success, Prepare now!*

Photos and details at www.stichterauctions.com

Kim T. Romie, Owner

**Jerry Stichter & Kevin Kauffmann, Auctioneers
Kim Carey, Realtor – Garden Gate Realty**



Jerry Stichter Broker Associate of Garden Gate Realty



937-216-9878

www.stichterauctions.com

