



Ranch Home on a Corner Lot

Three Autos – Antiques – HO Trains

Home Furnishings – Mower – Tools

TROY, OHIO

At 1497 Horsham Rd. From I-75 take Exit 74 east on Rt 41 (Main St), then south on Dorset Rd to auction site.

Note: No directional signage or lunch stands in Troy.

SATURDAY, NOVEMBER 13, 2021 ~ TIME: 9:30 AM

REAL ESTATE SELLS first at 9:30 AM followed by Personal Property at 10:00 AM



REAL ESTATE: A brick & vinyl sided ranch home on Troy's west side adjacent to the Hobart Nature Preserve. Step-down living room, dining room, large family room, nice kitchen with appliances, 3 bedrooms, 2 baths, 2 car garage. Miami County Parcel ID: D08- 050160 - RE Taxes: \$770.51 semi-annual. City of Troy In Lot: 5098. Lot Size: 101' on Dorset by 120' on Horsham. *This is a reserve auction.*

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 November 13th. **TERMS:** Offered at Reserve Auction with confirmation by the seller w/ \$15,000 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.*

AUTOS: Ford 1931 Model A 2 door in good condition; 2-tone paint, wire wheels, an older restoration stored in doors & very eye appealing. Ford 2011 Escape Ltd SUV w/ black paint & only 38,123 miles, a "hard to find" vehicle in this condition. Mazda 2007 4-door w/ 193,012 miles.



ANTIQUES & COLLECTIBLES: Oak bookcase secretary; oak lamp table; Zenith console radio w/ short wave; Zenith Armstrong & Airline radios; record cabinet; smoking cabinet; pr of balloon clock, needlepoint seat chairs; cane seat rockers; Waterbury shelf clock; Howard Miller grandfather tall clock; small cuckoo clock; decorative glass shade lamp; Aladdin elec lamp; small 4 shelf craftsman stand; oak 2 drw dresser base; hall tree; maple vanity; bed lamps; unique desk topper w/ light & clock; stereoscope; Roseville Florentine bowl vase & Zephyr Lily 8" vase; pottery umbrella holder; figurine of young girl; finger hold oil lamp & 2 others; 5 Longaberger baskets; Nice Artwork incl 2 Fred Haas, Margaret Swadley King covered bridge watercolor; J. Webb barn; small Terry Redlin; P. Campelli; etc; teacher's brass handbell; brass tobacco spear; brass Buckeye gas hose nozzle; Crosley brass plate; Ford & other wrenches; set 1931 License plates; license plate reflectors; Schrader tire gauge; black gear shift knobs; 2 Hayner bottles; green depression water jug; cased image; paper goods; str razor & shaving mug; 1939 Ohio metal hunting license; box of Miami Co dog licenses; 5 milk bottles; coffee grinder; crock pitcher w/ birds; Jadite S&P; etc.

RAILROAD ITEMS: Arlington Dresser signal light; NYC lantern w/ red Pennsylvania globe; Dietz Acme Inspector lantern; Erie RR can; tall spout oil can; conductor stool; brass sconce lamp; Adlake RR lock; misc signs; train station print & more items of interest.

HO TRAINS: 30 ENGINES w/ 16 new in box by Sunset Models, United Scale Models, Bachmann, Pacific Fast Mill; Rivarossi, Genesis:

AHM, Alco, Powerhouse & Tyco; approx. 100 cars, some NIB; 9 Roundhouse vintage series cars w/ boxes; U-shaped train lay-out (9'x12'x5') w/ round table, 2 engine barns, coal tipple & 25 other buildings, controls, track & accessories.

TOYS: Western Flyer pedal fire truck, restored; Franklin Mint Duesenberg; Danbury Mint set of pewter autos w/ display case; Chevy wrecker; auto bank; purse bank; tin adv banks; candy container battleship; small Hubley tractor & trailer; 2 Big Little books; Ohio Art sprinkling can; stylized train oval lunch box; miniature license plates.

HOME FURNISHINGS: Clayton Marcus plaid couch; Broyhill couch & chair; Rattan 3 cushion couch & matching chair; La-Z-Boy beige recliner; 4 pc oak occasional tables; oak entry table & oval mirror; lg dark frame wall mirror; buffet mirror w/ scenic panels; LG 42", 2012 TV & 1 other; lg maple 2 drw stand; KS bed w/ oak headboard; night stand; oak bar stools; 5 file cabinets; glassware & decorator rugs.

TOOLS & GARAGE ITEMS: Snapper 28", 12.5 HP riding mower; portable air compressor; small metal machinist's chest; variety of lawn, garden & hand tools; Bushnell binoculars.

Auctioneer's Note: Hopefully your next residence, plus a nice offering of vehicles & home furnishings. Take advantage of the auction method of marketing. It's right for our sellers. Make it right for you. *Photos and details at www.stichterauctions.com*

Property of Larry Gordon, Deceased
Real Estate by the Heirs: Pamela Via & Susan Fisher



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