



**Modular Home w/ Garage & Barn
Three Acres ~ Springcreek Township
Chrysler Auto, Antiques & Tools**

PIQUA, OHIO

At 925 W. Snodgrass Rd. From I-75 take Exit 83 east on Co. Rd. 25-A, then north on Looney Rd, one mile until it ends at the turn east on Snodgrass. The property is at the curve in the road.

TUESDAY, JUNE 27, 2023 ~ TIME: 2:00 PM

REAL ESTATE SELLS FIRST at 2:00 PM ~ OPEN HOUSE: Thursday, June 15, 5 to 7 PM or by appointment.



REAL ESTATE: Concerning n the Guardianship of Jacqueline Leonard, this unique 3 acre property will be sold at auction: A 1970, modular home w/ 2-car detached garage, storage shed & 30'x40' pole barn. There is work to be done, however this country location has much to offer. One must accept the negatives if you want to own the positives. Please plan to attend. **Miami County Parcel ID: J27-024600 ~ RE Taxes: \$710.39 semi-annual w/ \$179.94 Homestead Reduction.**

The property has been appraised at \$125,000 with a minimum opening bid of \$100,000 subject to confirmation by the Probate Court.

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 June 27th. **TERMS: Offered by Garden Gate Realty, Jerry Stichter, Auctioneer, w/ Reserve, Ten Percent down the day of the auction & the balance due in 30 days.**

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

AUTO: Chrysler, 2005, 4 door w/ with 103,535 miles. This is an older auto, but looks clean and serviceable.

ANTIQUES & COUNTRY ITEMS: Empire Oak china cabinet; drop-leaf carved leg night stand; ice cream table & 4 chrs; arm rocker; ornate iron & brass dbl beds; waterfall cedar chest; arch top wicker fern stand & magazine rack; T&G storage cabinet; piano; radio record player; plus other furniture; oil lamps; parlor clock; Favorite #12 CI skillet & others; Wagner waffle maker; sausage stuffer; Magnalite roaster & Dutch oven; egg basket; cream cans; Dazey #40 churn; copper kettle, wash boiler & fire extinguisher; granite coffee pot; kitchen items; crocks incl 8 & 12 gal; barn lanterns; coal bucket & shovels; nail kegs; Springfield Breweries beer keg; wooden boxes; Mazda metal litho light bulb display stand; Decker's lard tins; license plates; 2 sizes of dinner bells; buck saw; 2 man saw; wooden rake; ice tongs; Daisy Model 177 Targeteer BB pistol w/ box; insulators; etc.

TOYS & COLLECTIBLES: Structo Toyland wrecker; 2 semi's & PU trucks, new; Ertl '32 Ford roadster; Renwal Visible V-8 model kit, NIB; HO trains, most new in pkg; Peter Rose LL baseball bat; Johnny Eagle pistol; rocket ship mechanical bank & others; 101 Dalmatians, NIB; misc baseball cards; tin Jack-o-Lantern; Coke picnic cooler; tray of modern political buttons; Minster October Fest buttons; stack of starter jackets; OSU, Bengals, Cin. Reds & Dale Earnhardt memorabilia; slot machine; misc paper goods; books; record albums & more!

GLASSWARE & CHINA: Over 60 pcs of Pink depression: Jadite & green depression; Fenton ribbon edge bowl; coin glass; colored glassware; perfume bottles; stemware; Tom & Jerry set; beer glasses & many others of all types; Hull Crestone brown dinner ware; Hull Art pottery, 4 pcs; deep bowls; knick-knacks & figurines; Wheaton bottles; Apollo collector plates, etc.

ANTIQUES & COSTUME JEWELRY to be determined.

HOME FURNISHINGS & HH GOODS: Early Am oak & maple hutches & dry sink; oak dresser w/ hutch top, chest of drws & night stand; French Prov dining room suite; tulip chandelier; Maytag washer; Frigidaire dryer; 2 - LG TV's; curio cabinet; glass gun cabinet; new Photo Smart 7760 print copier; Hercules small safe; stainless steel cookware; new knife sets; hot dog roller grill, NIB & other new small elec appliances; Kitchen Craft SS 10 pc cookware set; new cake baking pans; canning jars; Bayou Classic LP stove, NIB; more!

SHOP TOOLS: Delta 12" planer; Delta dust collector on roller base; Craftsman 10" radial arm saw; Duracraft 10" table saw; Coleman 5 HP, 27 gal, portable air compressor; Craftsman 16 gal shop vac; stand fan; 150,000 BTU Reddy Heater; **Master Hand roller base & top chest 18 drw tool cabinet, nice;** 24 drw parts cabinet; good selection of both old & new hand tools; small

elec power tools; metal leg, wood top work bench; lg C-clamps; 9 HD ratchet straps; log chains; Ridgid sump pump portable battery chargers; wooden frame electric hoist; power cords; etc.

LAWN & GARDEN: JOHN DEERE EZ425, EZ Trak, ZTR mower, 23 HP, 48" cut, 425+ hrs; DR 6.5 HP Sprint model trimmer/mower; 42" lawn sweeper; yard trailer; King Craft 2500W generator on cart; small Honda E111 300 generator; Craftsman 6.75 HP power washer; Stihl blower; Stihl M5250C chain saw; McCulloch Model 140 chain saw; Ryobi string trimmer; Craftsman 2 cycle mini tiller & other similar tools; wheelbarrow; 2 wheel cart; 2 push plows; Werner 20" alum ext ladder; 30' alum ext ladder & more too numerous to mention .

MACHINERY: EZ GO electric golf cart, age unknown; Farmall 1954 BN tractor w/ belly mower, as found; Crosley 1949 Cushman auto, as found; home-made scale auto w/ V-4 Wisconsin engine; Ford 1928-32 rumble seats; 1928 wire wheels (4); late 40's Plymouth sun visor.

EVEN MORE! Statue of Liberty, 7 ft tall, 2" thick aluminum yard ornament; 4 horse, milk glass globe lamp post; 20 ft tall metal windmill; OSU 10'x10' gazebo tailgater; shed full of Holiday decorations; concrete Kissing Kid's; large cement urn; pool pump & related items.

Auctioneer's Note: As an investment or personal residence, you now have the opportunity to consider a decent property at a fair price. Take advantage of the auction method of marketing. It's right for our seller. Make it right for you. *Planning ensures success, Prepare now!* **Photos and details at www.stichterauctions.com and www.muncysells.com**

Guardianship of Jacqueline B. Leonard

Victoria S. Brubaker, Guardian

Miami Co Probate Case #20232006

Michael Gutmann, Attorney

John Muncy, Kevin Kauffmann & Jerry Stichter, Auctioneers

