

PERSONAL PROPERTY TERMS: Payment made on auction day with cash or good check with proper I.D
NO BUYERS PREMIUM on personal property!

AUCTIONEER NOTE: Real Estate has been in this family since 1955. This will be a very large auction.
Come prepared for anything and everything.

DIRECTIONS: I-275 to SR125 East to Right on Fulton Grove Rd (across from St. Thomas Moore Church).

Real Estate sells with a 10% Buyer's Premium

REAL ESTATE TERMS: Property sells with reserve and confirmation from sellers, to be announced on sale day only. Purchase contract to be written immediately following the final bid. \$10,000.00 (non-refundable) certified/cashier check (payable to Buyer) deposit required on the day of the auction to be deposited in the escrow account of HUFF REALTY.

Property is sold "as is" . Closing will be on or before December 15, 2008. Any other terms and conditions will be announced day of auction and will take precedence over printed material. 3% co-op available. Potential Buyer must be registered on Auction Company form and with form received by auction company no later than 48 hours prior to auction (Absolutely no later than 10AM Thursday November 13, 2008) to qualify for co-op. Email to Mike@MikeBrownAuctioneer.com or fax to auction company at 513.876.2572.

Call Mike for confirmation of email and/or fax.

For more pictures, information and forms go to:

www.MikeBrownAuctioneer.com



Mike Brown and Associates, LLC
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TO:

Another auction brought to you by:

Mike Brown and Associates LLC

SATURDAY NOVEMBER 15, 2008 10AM

TRUSTEE AUCTION

13+ ACRES

Real Estate

**Sells at
12 NOON**

MLS#1146338



Charm and Character !

Antiques & Collectables



Owners: Don and Eleanor Hanselman, Trustees

Mike Brown and Associates LLC

AUCTIONEERS
BETHEL, OHIO (513)532-9366
MIKE BROWN, AUCTIONEER/AGENT

www.MikeBrownAuctioneer.com



HUFF
• R E A L T Y •

Saturday November 15, 2008

REAL ESTATE 12 NOON

3835 Fulton Grove Road Pierce Township I-275 to east on St Rt 125, right on Fulton Grove Road

Sizeable Traditional 2 story farmhouse that is nestled on 13.+ acres

All this within minutes of the expressway and just 18 minutes to downtown!

Features include three bedrooms, one full and one half baths, a formal dining room and study. Additionally the home offers a spacious living room with built in bookcases, large country eat-in kitchen with wood cabinets, pantry, oven/range, dishwasher, microwave and a walkout. A comfortable family room with paneled walls and a walkout. Patio, Porch and Disability access. Unfinished basement. Water Softener. Oil heat. Wall unit cooling system. City water. Septic system. Partial basement

Home Warranty Included!

Detached three car garage plus a 9 stall barn with tack room. Also included is a 3 bay pole building with an attached 24X24 hobby room with finished walls and heat Also a quaint bunk house with a fireplace.

13 rolling to steep acres with a lot of character. Fenced on side & rear. All on a dead end street.

Living Room	22X14
Dining Room	15x13
Kitchen	12x13
Breakfast Room	6x8
Family Room	16x16
Study/library	14x6
Laundry Room	10x7
Master Bedroom	20x12
Bath	Full
Bedroom 2	15X13 Level 2
Bedroom 3	15X15 Level 2
Bath	Partial Level 2

HUFF Realty Listing Agent
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PERSONAL PROPERTY 10AM

COLLECTABLES

coke trays, feed scoops, cookie cutters, kerosene lamps, wood spike rack with drawers, granite strainers, cast iron banks, kraut cutters, many unusual tins, small coffee grinder, French Bauer cream can, cast iron kettles, wash board, lots of graniteware various colors, lots of crocks, childs sleigh, 2 Croquet sets, wooden dove tail boxes, marbles, 1 gallon and 1/2 gallon churn(one is Daisy) buttermilk pitcher, several misc scales of unusual shapes, wooden cutting boards, several tin type bakeware, flat irons, decorated plates, clock shelves, wooden milk box marked size 0, wooden kitchen safe glass door, mantle clock, several old handmade quilts, CocaCola cooler, large wooden swan, baskets, iron skillet and pots, many store pieces, coffee grinders, large silverware set, sleigh bells, wash boards, several old store displays

HORSE ITEMS

wooden pony cart, show pony harness, lots of horse tack, side saddle, 2 western saddles, bridles and misc, Jolt wagon seat, 8 corral panel gates with 1 walk thru, brass horse weathervane, Brass rooster weathervane.

FURNITURE

ladderback chairs, tub wash rack, Bentwood chairs, child high back bench, metal park bench, flat top and camel back trunks(various sizes and shapes: some of the best we have ever sold), slant front desk, Victorian Morris chair, fine walnut wardrobe, porcelain top kitchen table, primitive jelly cupboard, large wooden base cabinet, very old ornate ironing boards, cedar chest on legs, wooden tea cart, several bucket benches various lengths, tall cabinet with walnut door, wooden pie safe, fantastic wood work bench w/wood vise old red paint, round oak table, large wood back bar from Proctor and Gamble, ornate cherry dropleaf table w/rope legs, wooden 18 drawer store back drop, Lawco window refrigerator tin type, cherry 5 drawer chest, large blanket chest, spool cabinet 2 drawer, silvertone radio & record, Banjo clock from Black Forest in Germany, weight clock, shadow box frames, large wooden crate, pigeon hole desk, metal comb and brush case, ice cream stools and chairs, seed screens, carpenter boxes, decorated benches in many styles, egg crates, huge dovetailed boxes, wooden dry rack, several wood odd chairs, kitchen cabinet, wooden cheese boxes

TOOLS

large selection of hand tools and garden tools, bicycles, lots of wooden tool boxes, Craftsman 10" radial arm saw, 12" bandsaw, Craftsman combination sander, 10" Rockwell table saw, several cobblers tools

CRAFTS

unbelievable amount of crafts and crafts tools: paints and brushes, many wood and chalk blanks of a large variety of shapes and sizes and decoratives.

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