

MCCORMICK ESTATE REAL ESTATE & PERSONAL PROPERTY AUCTION

Located at 1776 Christopher Rd. Aberdeen, Oh. 45101. Follow Friendship Ln. off US 52 to Christopher Rd. to property

Saturday August 24, 2024, at 10:00 A.M.

REAL ESTATE 11:30 A.M. FOLLOWED BY FURNITURE & CAR



HOME & LOT: Extremely well maintained 3 bed/1 bath ranch style brick and vinyl home w/ 1 car attached garage concrete drive front porch shingle roof. The home has a Temp Star natural gas furnace, less than 5 years, Gas water heater, Central air, Kitchen w/cabinets & built in microwave & dishwasher. There is also a dining area, living room, family room, sun room, utility room & enclosed back porch w/ wall heater.

Outback there is a nice fenced in yard w/

18x20 metal storage building all situated on a very well-manicured .22 ac. lot.

CAR, SAFE, MOWER & MISC.: 2015 Honda Accord EXL w/ sunroof, 4 door, v6 auto, 69,600 mi., gray metallic w/ black interior, like new; Centurion 22 gun safe; Dixon Speed ZTR 36" zero turn mower; Huskee mower; Yard trailer; Mower lift; Wheel barrow; Stihl battery weed trimmer and gas trimmer; Leaf blower; Werner step ladder; Table saw; Shop vac; Misc. hand tools; Sawzall; Pipe wrenches; Hand power tools; Sprayers; Bench vise; Tree pruner; Lumber; 2 bikes; Have Heart trap; **HOUSEHOLD:** Whirlpool side by side refrigerator w/water & ice, white; GE washer and dryer; Magic Chef range; Small kitchen appliances; Leather couch and chair reclining; Samsung flatscreen 55" tv; Modern oak Corner cupboard; Oak China cabinet; Modern small oak China cabinet; Modern bookshelf unit with slide glass door; Maple 5 pc bedroom suite queen size bed; Curio cabinet; 2 door cabinet w/1 glass, 1 wood door; Oak drop leaf table and 2 straight chairs; Small kitchen cabinet; Wash stand; 2 Modern oak chest of drawers; Daybed; Black bunk beds; 2 pc living room suite; Howard Miller grandfather clock; End & coffee tables. 1 set glass top; Small corner shelf; Gun rack; Hall table; White porch rockers; Wicker patio set;



Patio table and chair; Lawn chairs; Metal lawn chair and loveseat; Porch swing; Handicap cart & other items; Luggage; Box lot; Cook books; Flatware; Kitchen ware; 45 Records; Hall cookware; Picnic table; Tomato cage; Garden tools; Knee hole desk; Metal desk; File cabinet; Metal cabinets; Fireproof file cabinet; **ANTIQUE AND COLLECTIBLES:** Marble top antique cluster leg stand; Oak marble top wash stand; 2 antique wooden rockers; Ladder back chairs; Lance store jars; Planter glass blue jar; Dasher churn; Dazey 4 qt Patton dated and 2 qt Bullseye; Small coffee grinder; Butter mold; Cast iron items; Kerosene lamps; Wall kerosene lamp with reflector; China dolls; kitchen clock; 25 Longaberger items; Wall mirror; Handmade quilts and crochet items; Oak rocker; Quilt rack; Handmade quilts; Bedding and linens; Apple peeler; Books; Stone pieces; Stone churns; Water bottle; Wash board; Ideal broom holder; Handy Andy tool set; Sentinel tube type table top radio; Coke thermometer, crate & other items; Wood plane; Cross cut saw; Trojan ammo box; Large amount of depression glassware pink, clear, green red; Glass baskets and what nots; Covered dishes; Set of Bavaria dishes; Large amount of Fenton; Figurines; Hummel and Hallmark; Precious Moments; Cups; Home Interior items; **Real Estate Terms:** Offered subject to executors confirmation \$7,500. down day of auction with remainder due at closing to be on or before October 14, 2024. Possession will be at closing. Taxes are \$440.87 per half and will be pro-rated to day of closing. Disclaimer: All information contained herein is believed to be accurate but not warranted. All measurements are approximate and not guaranteed. Property sells as is with no warranties expressed or implied as to conditions. The home was built before 1978, therefore falls under the Lead Base Paint Law. Any potential bidder may conduct lead paint tests 10 days prior to this sale. The purchaser will sign a waiver of the 10 day post sale inspection. Auctioneers & salespeople are agents for the seller.



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Personal property Cash or check w/ proper ID, credit cards w/4% fee. Any announcements made by the auctioneer on day of sale will take precedence over this ad.



Open House: Aug. 6, 4:30 – 6:00 P.M.

Auctioneer's note: Extremely rare opportunity here at this auction. Everything has been well cared for. The property is move in ready and located in an area that not many are available for purchase. DO NOT MISS!

OWNER: James McCormick estate, (known as Roy McCormick). William J. Asbury executor for estate. Brown Co. Probate Court case 20241048, Bruce Wallace attn. for the estate (936)444-2563

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