

ABSOLUTE KLOTZ ESTATE AUCTION

2 BEAUTIFUL HOMES ON 2 PARCELS – ANTIQUES & CHATTELS

10822 & 10826 CR 391, MILLERSBURG, OH 44654 | HOLMES COUNTY

FRIDAY, AUGUST 18, 2017 – 10:00 AM

OPEN FOR INSPECTION: MONDAY, AUGUST 7 – 5:00-7:00 PM

2 Beautiful Homes on 1.72 Acres | Monroe Township | Holmes County | 2 Parcels
Brick Ranch Home with Detached Garage | 2 Story Home | 2 Parcels
Vehicles – Motorcycle – Antiques – Glassware – Household – Tools



**Kaufman**
Realty & Auctions

330-403-4036 | www.kaufmanauction.sale

Curt Yoder | Realtor, Auctioneer
330-204-2447 | curt@kaufmanrealty.com

10822 & 10826 CR 391, MILLERSBURG, OH 44654 | HOLMES COUNTY

REAL ESTATE WILL SELL AT 12:00 NOON.

Real Estate Terms: 10% nonrefundable down payment day of sale with balance due at closing. No contingencies. Sells "As Is" with no warranties to the highest bidder. Offered in parcels and combination. Any required inspections must be completed prior to bidding. Announcements day of sale take precedence. **Legal:** Parcel #'s 1400314000 & 1400223000 in Monroe Township of Holmes County & the West Holmes School District.

Auction by order of:

Shirley Klotz Estate - Ann Klotz, Executrix & Seller - Holmes County Probate Case #2017ES057 - Attorney Samuel Steimel



PARCEL 1: This parcel consists of an updated brick ranch home on 1.03 acres. The home features a maple kitchen, dining room, living room with Briar Hill Stone fireplace, 3 bedrooms and 2 full baths on the main floor. The full basement includes additional living area for rec room with a fireplace, laundry area, and storage or utility room. Additionally the home features a covered rear deck, front porch, 2 car attached garage, and mature trees & landscaping. Utilities to the home include gas forced air heat, central air, well & septic. This parcel also includes a 24'x32' detached garage with gas heat, water, & electric. This home is in move in condition with many updates over the past several years. Taxes per half year are: \$844.16 based on Homestead Exemption.



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Vehicles – Motorcycle – Lawn & Garden – Tools: '99 Lincoln Town Car, 83,802 miles with all the options; '97 Ford F-150 XLT ext. cab w/ 101,086 miles; '82 Honda CBX Super Sport 6cyl. Motorcycle w/ 20,462 miles; JD 345 hydro lawn mower w/ JD MC519 bagger; JD Sabre push mower w/ bagger; Huskee lawn sweeper; Reddy 5000 watt generator; Lawn carts; Troy Bilt 2600psi pressure washer; Stihl weed eater; wet dry vac; Stihl blower; leaf blower; creeper; lawn roller; Craftsman tool box; bench grinder; bench vices; hand tools; grinder; circular saw; newer gas grill; Huffy bicycle; Flexi Factory lockers; misc. tools; step ladders;



Antiques – Furniture – Appliances: 1800's China Cabinet w/ sq. nails & wooden pegs from Scotland; corner cabinet; smaller hutch; 2 door china cabinet; curly maple open top cabinet; Masonic Temple office chair; oak roll top computer desk; Brass bed; single bed; Singer Sewing machine w/ cabinet; 80's armoire & night stands; knee hole desk; 4 drawer stand; brown leather sofa; brown leather chair & ottoman; sofa; floral sofa; recliner; coffee table buffet; table w/ 6 chairs; glass top table w/ 8 chairs & matching coffee table; misc. end tables; 1 drawer stand; dry sink; misc. lamps; bar chairs; lighted china cabinet; wood rockers; 2 hickory rockers; dresser; chest of drawers; 50's style dining room table w/ 4 chairs; GE washer & dryer; GE refrigerator; smaller chest freezer; wood Wonder Bread display counter; filing cabinets; billiard table; powder coated Macaw cage on stand;



Glassware – Collectibles: Millersburg glassware incl. Marigold Hobstar & Feather Punchbowl, 10 Hobstar/Feather punch cups, crystal Ohio Star 7 1/2" candy dish, Ohio Star sugar & creamer, Marigold Whirling Leaves bowl, Green Mayan bowl, Amethyst carnival vase, 2 Amethyst Blackberry Wreath sauce dish; Imperial; Candle Wick glass; lots of pink depression; yellow depression; Fenton; Milk Glass; 12 place setting Pfaltzgraff flower market china set; crystal glass; Crooksville china set; older pottery incl. Roseville, Weller, & McCoy; J. Viall pottery; spongeware pottery; Millersburg Crocks; yellow ware bowl; Staffordshire pottery set; Inarco pottery; books from the 1800's; oil lamps; brass candle holders; kitchen scales; buttons; bubble gum machine; Oneida silver tea set; silver Damask 50's snack set; Longaberger baskets; comic books; 1973 coke tray; skeleton keys; graniteware; Goshen Dairy milk bottle; Costume jewelry; CSB Banks and other advertising pieces; records including original Rolling Stones, Elvis, & more; large Michael Jordan collection; Seth Thomas mantle clock; Ohio clock w/ 88 different woods by Roy D. Miller; L.C. Smith typewriter; 1911 Dalton adding machine; galvanized wash tubs; child's hutch; marble pc. From old CSB Bank; coffee grinder;



Toys – Household: many kids toys including Tonka Toys, Fisher Price, Legos, Battle Ship, JD Tractor, and more; Playstation game system & games; DVD's; board games; Little Tyke's wagon; pet cage; Christmas train set; puzzles; Christmas décor; pellet gun; keyboard w/ stand; microwave; Air Dyne Ergometer exercise bike; Pro-Form 325X Crosswalk; kitchen aid mixer; canister set; canning jars; rolling pins; skillet; pots & pans; cookbooks; cast iron skillet; pictures; mirrors; misc. household;



Chattel Terms: Cash – Check – Credit accepted with proper ID. 3% buyer's premium; waived for cash or check.

Lunch Stand

Note: Shirley Klotz was a longtime employee of the Commercial & Savings Bank and was an avid collector of many rare and unique items. This auction represents a lifelong collection as well as her personal residence, and her daughter Ann's personal residence as well. This auction ad is only part of what this sale actually includes. Make plans to join us for the entire day as this auction could turn up many local and unique items.



PARCEL 2: This parcel features a 2 story home, built in 1998, nestled on .69 private acres. The parcel is accessed via an easement. The home has a large Schrock's oak kitchen, dining room, laundry & mud combo room with half bath, living room, and a large master suite with full bath all on the main floor. The upstairs features 2 bedrooms and a full bath along with ample storage areas. The full 12 course basement is open with plenty of room to create additional finished living areas. The utilities include gas forced air heat, central air, well & septic. The home also has a large front porch, 2 car attached garage, and a private rear patio area. This home also has had many updates including roof and many mechanicals. This is very solid nice home with easy upkeep and a private setting. Taxes per half year are: \$1,418.88.



13+ ACRES – EASTERN HOLMES COUNTY

3260 TWP RD 166, SUGARCREEK, OH 44681



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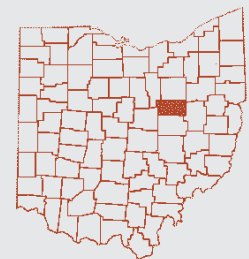
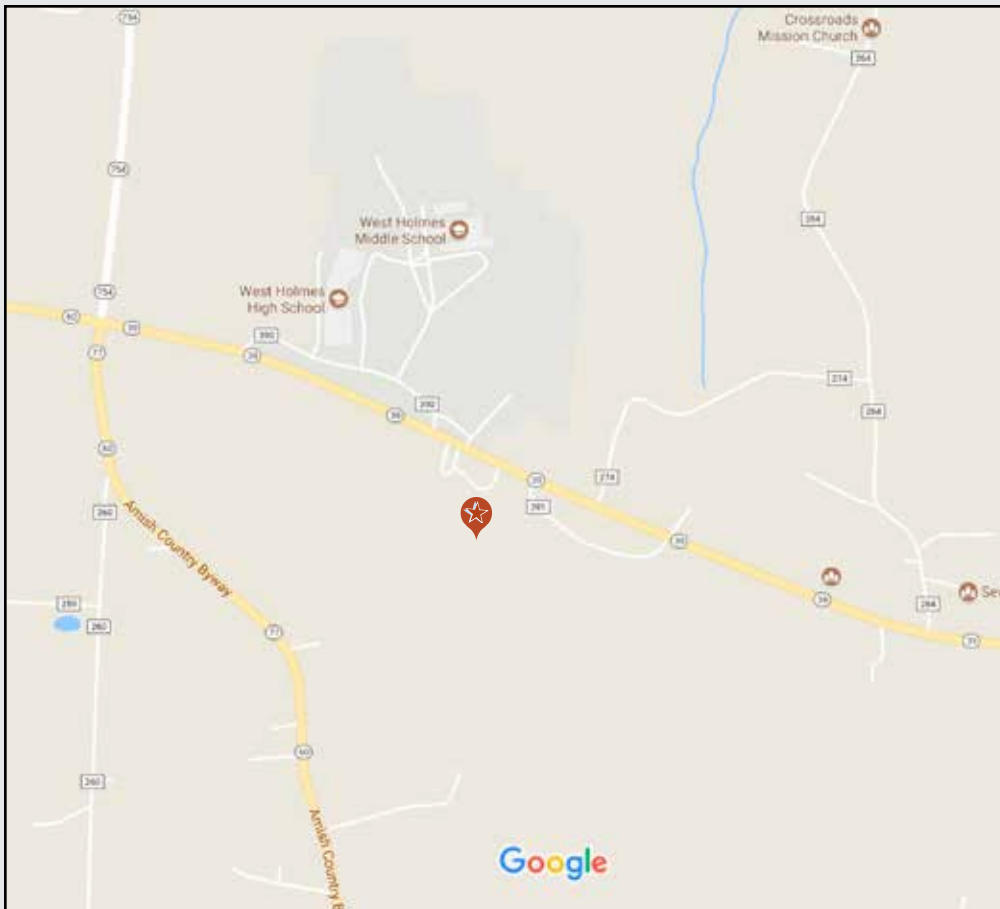
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PO Box 422, Sugarcreek, Ohio 44681



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MILLERSBURG OH 44654
Holmes County**

LOCATION: From Millersburg take SR 39 west 5 miles to CR 391 and the property. Only ¼ mile from West Holmes High School. Signs Posted.