

BEN HIGGINS REALTY & AUCTION CO., LLC



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For Full Listing and Photos of These Auctions & Real Estate Listings,
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**POSTELL PUBLIC AUCTION
BEAUTIFUL 17+ ACRES WITH RANCH HOME &
PERSONAL PROPERTY
SUNDAY OCTOBER 10, 2021 @ 12:30PM**

Located: 2696 East River Rd. Marion, Oh 43302 in Richland Twp., 6mi. S.E. of Marion, 8mi. N. of Waldo, 7mi. N.E. of Cardington, signs off SR 529. Imogene is downsizing and selling due to the passing of her late husband, Warren. They have resided on this prime property for over 50 years. **REAL ESTATE (SELLS @ 2:00PM):** A super hard to find beautiful property on 2 parcels, sells as one unit, totaling 17.69 +/- acres w/ home, pond, & cabin. Warren & Imogene custom-built (Postell Builders) along with other family members a very nice quality 1980 Brick ranch (1,998 +/- sq. ft.) consisting of 4 bedrooms, 2 ½ baths, foyer, double sided fireplace for living room, and family room/ kitchen combination. Kitchen has built in smooth top elect. range, dishwasher, elect. wall oven and sliding glass doors leading to 18' x 12' enclosed patio, nice utility room w/ ½ bath, (1,122 +/- sq. ft.) basement which has bar, rec. area, & workshop. Attached 23' x 24' garage, 10' x 12' yard barn, rear deck and gazebo overlooking the beautiful vast open rear view. Property has long sod driveway back to secluded stocked pond with 20' x 16' finished cabin, dock, swimming slide, picnic shelter w/ barbeque pit & tall pine trees. Plus 6 +/- tillable acres currently in Alfalfa & Grass hayfields, approx. 4 acres is wooded. Home has gas heat, central air, and well water. To view please call our office. **Owner:** Mrs. Imogene Postell

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**LARGE SPOHN ESTATE AUCTION
HISTORIC HOME- PORSCHE- ANTIQUES
HOME & GARDEN FURNISHINGS
SATURDAY OCTOBER 16, 2021 @ 9:00AM**

Located: 467 Mt. Vernon Ave. Marion, Oh 43302. Known as The Old and Blue Manner Inn Circa 1852, Olde Towne Marion, just E. of Pres. Harding Home & King Mansion
To settle the Estate of Clifford C. Spohn. Marion Co. Probate Court Case # 21EST-0176. Cliff was long time attorney and had many passions in life including History and Antiques. This will be a great auction partially held under tent. Partial 2 auction rings.

REAL ESTATE (SELLS @ 12:00 PM): This is truly a huge piece of Marion Co. History that has not been offered in the Real Estate Market for sev. decades. Large Stately Greek Renaissance residence (3,242 +/- sq. ft.) part of an original 80 acre farm, built in 1852 of quarried cut limestone consisting of wonderful native walnut woodwork including unbelievable crown molding up to 12" wide, (4) fireplaces, build ins, 12' high ceilings, spiral stairway & more. Upstairs has lg. bedroom, servants quarter, lg. bathroom, sewing room, open landing leading to stairway downstairs which has Master B.R. with full bath, foyer, lg. parlor w/ fireplace, lg. living room w/ fireplace and built in walnut bookcase, lg. summer kitchen turned into a den w/ large fireplace opening, full kitchen, lg. dining room w/ fireplace, slag glass chandelier, hardwood floor and lg. beautiful rear window, newer addition 15' x 30' enclosed side sunroom/patio. Full basement with walkout door. Home has gas heat, well & city water, lg. front & side porches, 37' x 24' garage & workshop, 18' x 12' & 10' x 12' yard sheds, lg. stately yard just under 1 acre corner lot w/ great Birch & Pine trees, stone driveway pillars & blacktop driveway off S. Vine. which is lined w/ beautiful Sycamore trees. **PORSCHE SPORTS CAR (SELLS @ 12:00PM):** 2007 Porsche Cayman S, 3.4L, 6cyl., 6spd., leather, a/c, stereo, Bose speakers, only 27,000mi., in like new cond., VIN# WPOAB29814U780872

Co- Executors: Mrs. Patricia Sharpe/ Mr. David Van Oosten
Attorney: Mr. John C. Bartram

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**McCLOUD ESTATE AUCTION
REAL ESTATE- AUTO- PERSONAL PROPERTY
WEDNESDAY OCTOBER 27, 2021 @ 3:00PM**

Located: 540 Newmans-Cardington Rd. Prospect, Oh 43342, 3.8 mi. N.W. of Waldo, 7 mi. S. of Marion, 7 mi. N.E. of Prospect (signs off S.R. 423)
To Settle the Estate of Malcom "Mac" R. McCloud Marion Co. Probate Court Case # 21EST00209. His late wife was Anna "Sue". **REAL ESTATE (SELLS @ 5:30PM):** A super clean well maintained home in Pleasant School District that has been meticulously cared for. Move in condition! Same owner for 50 years! Vinyl sided 1 ½ story (1,104 +/- sq. ft.) residence consisting of (4) bedrooms (2 up/2 down) 1 ½ baths, newer addition family room that leads to rear screened in deck, kitchen w/ nice oak cupboards, w/ dishwasher & micro., front living room, laundry room, full bath, enclosed side porch, full basement constructed in 1990's, 2016 propane furnace and central air, 2013 metal roof, concrete driveway & side patio, 26' x 22' detached garage, 24' x 20' rear garage/shop w/ 24' x 10' lean-to, 10' x 10' yard barn , spacious yard situated on 1 +/- acre. **Taxes:** \$1,132.72 per yr. based on homestead. Taxes are prorated to closing. **Terms:** \$5,000 down (non refundable) with balance due in 45 days. To view this very nice home please call our office! **SUPER SHARP AUTO (SELLS @ 4:45PM):** 2014 Chrysler 300S, 4dr., V-6, navigation, leather, loaded, 1-owner, only 18,000 mi., just like new, VIN # 2C3CCA-BG3EH280377. **CO-EXECUTORS:** Pam Lowe/ Mike McCloud

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