BEN HIGGINS REALTY & AUCTION CO., LLC

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BEN HIGGINS REALTY & AUCTION CO., LLC

MILLER ESTATE AUCTION

REAL ESTATE & VEHICLES

THURS. MARCH 16, 2023 @ 4:00 PM

Located: 507 Universal Ave., Marion, OH. 43302 (signs off W. Fairground St.) Estate of John J. Miller, Marion Co. Probate Court Case #21EST0232 and Elsie J. Miller, Marion Co. Probate Case #21EST0231.

REAL ESTATE (SELLS FIRST): 1950's 1-story home (667+/- sq. ft.) consisting of 4 rooms being 2 bedrooms, living room, kitchen & full bath. 2011 gas hot water heater, 2003 Lennox gas furnace, 1970's 24' x 34' detached insulated shop w/gas furnace, lg. O.H. door. Situated on 40.5' x 132' city lot. Home is in need of inside repairs. To view, please call our office.

VEHICLES & BOAT: '03 Ford F-250 XL Super Duty, 4WD, auto, air, 8' bed, 5.4 eng., approx. 136,000 mi.; '05 Dodge Grand Caravan SE, bad fuel pump; '80 Thompson 24'4" closed bow fiberglass boat, inboard motor, tandem axle trailer (as-is).

Administrator: Mr. Thomas Kemp/**Attorney:** Mr. Doug Walter

BEN HIGGINS REALTY & AUCTION CO., LLC

HARRIS ESTATE AUCTION

REAL ESTATE-PERSONAL PROPERTY

SAT. MARCH 18, 2023 @ 10:00 AM

Located: 201 Barnhart St., Marion, OH. 43302 (off E. Center St.) Estate of David H. Harris, Marion Co. Probate Court Case #23EST0001.

REAL ESTATE (SELLS @ 11:00 AM): Marion Co. Auditor Parcel #121230002200: Older two-story home (1,056 +/- sq. ft.) containing 5 rooms, 3 bedrooms, 1 bath. Wood heat only. No public water services currently connected. Outbuildings include 20' x 24' detached garage, 12' x 28' and 12' x 18' sheds. Situated on 48' x 150' city lot. Home and property are in need of repairs & rehab. To view, please call our office.

Administrator: Nancy B. Miller/**Attorney:** Terry L. Gernert

BEN HIGGINS REALTY & AUCTION CO., LLC

STOVER TRUST AUCTION

REAL ESTATE-TRACTORS-PERSONAL PROP.

SAT. APRIL 15 @ 9:00 AM

Located: 3846 Dunbar Rd. (Pleasant Twp.) Prospect, OH. 43342, 5 mi. S. of Marion, 5 mi. N. of Prospect, 7 ½ mi. N.W. of Waldo. Signs off SR 4. Items of the late Leo W. Stover will be sold at live public auction. Leo was a retired lineman for Marion Rural Elect. Coop. with over 40 yrs. service.

REAL ESTATE (SELLS @ 11:30AM): Clean 1963 ranch home (1404 +/- sq. ft.) situated on 3.33 +/- total country acres. Home consists of 3 bedrooms, living room w/brick fireplace/insert, family room, kitchen, utility/laundry room, full bath, front porch w/handicap ramp & lg. rear wood deck. Propane boiler heat, central air & hardwood floors. Outbuildings include 32' x 24' detached 2-stall garage w/rear workshop (all concrete) w/ plumbing, propane heat & attached 2009 32' x 12' lean-to w/rollup door; small storage barn w/hayloft & multiple overhead doors. Use this barn for storage or small livestock. Approx. 2.33 +/- acres tillable & lg. side yard lot. Homesite consists of approx. 1 acre. Property has private well & septic system. Pleasant School District. To view, please call our office!

Trustee: Mr. Kevin Stover/**Attorney:** Mr. Ted Frericks IV

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