BEN HIGGINS REALTY & AUCTION CO., LLC
Ben A. Higgins, Broker & Auctioneer
Ben F. Higgins, Realtor & Auctioneer
Brad Higgins, Auctioneer
740-387-5111
Rhonda Higley, Realtor/MLS Listing Agent
Trisha Basel, Realtor/MLS Listing Agent
Kendall Cherry Realtor/MLS Listing Agent

For Full Listing and Photos of These Auctions & Real Estate Listings — Visit our website at www.higginsauctions.com

BEN HIGGINS REALTY & AUCTION CO., LLC

LG.3-DAY MURRAY TRUST AUCTION

Located: 23521 SR 309 (Hardin Co.) Kenton, OH 43326., close proximity to Kenton, Marion, Upper Sandusky, Oh. and near Killdeer Wildlife area. Selling due to the passing of the late Jack & Dixie Murray. A super auction you don't want to miss!

DAY 1 – SAT. JUNE 3 @ 9 AM: Ants.-Polaris 4x4-16' Pontoon-Horseless Carriage- Shop Items.

DAY 2 – TUES. JUNE 6 @ 5PM REAL ESTATE: Lg. stunning historic 1868 Civil War era brick Victorian farmhouse (3705+/- sq. ft.) on 9.5 +/- country acres w/park-like grounds. It is our privilege to bring one of the finest residences to the auction market in this area. The whole property has had the best amenities avail. at the time of restoration to include over $150,000 invested to the new gourmet kitchen w/ top notch cherry cupboards, S.S. appliances. Long hallway flows to the foyer, parlor & wal. panel den w/ fireplace. Grand stairway welcomes you to the 3 upstairs bedrooms including master w/full bath, Jack & Jill bedrooms w/full bath. Very tastefully decor. Include. period items which include 9' ceilings, vintage lighting, solid wal. doors, beautiful wal. woodwork, standing seam metal roof w/ lightning rods, Generac elec. gen., Courtyard overlooking the impressive covered bridge, (2) ponds that include a 3.25 +/- acre pond stocked w/ blacktop drive surrounding pond. Other pond .16 acre w/ gazebo. Over 580 total sq. yds. of 6" concrete drives leading to house & barns. Orig. vintage barn has just the right-barn feel w/ wood siding, hand-hewn beams & hay trolley with recent modern improvements pole barn addition attached with multiple stalls & wood shop, upstairs office. Barn also has a newer attached heated pole barn 24' x 96' for large motorhome/shop area and ½ bath. This is truly a magnificent property you can be proud to own. To view real estate only please call our office

DAY 3 – THURS. JUNE 8, 1:00 PM: Fine Vict. & Ant. furn.-1930-40's Slot Machines-Cash Register-National Wild Turkey Fed. Prints-Duck Decoys-Gun Safe-Household-Glassware.

Co-Trustees: Jade & Jack "Cain" Lackey

BEN HIGGINS REALTY & AUCTION CO., LLC

LARGE HOFFMAN ESTATE AUCTION
WEDS. MAY 24, 2023 @ 9:00 AM

Located: 487 Pole Lane Rd., Marion, OH 43302 (signs off SR 95 E. & 309 E.). Just east of SR 23. To settle the estate of James Frederick Hoffman, Marion Co. Probate Court Case 23EST-00059.

REAL ESTATE (Sells @ 3:00 PM)-VINTAGE RADIOS-RECORD PLAYERS & RELATED-TOY COLLECTION-ANTIQUES-ANTIQUE FURNITURE-COLLECTIBLES-GLASSWARE-POTTERY-HOUSEHOLD-(2) CAR PORTS.

Executor: James F. Hoffman/**Attorney:** Ted McKinniss

BEN HIGGINS REALTY & AUCTION CO., LLC

TRIMNER ESTATE LIVE AUCTION
REAL ESTATE & PERSONAL PROPERTY
WED. JUNE 14, 2023 @ 3:00 PM

Located: 421 Windsor St., Marion, OH 43302. Signs off of Bellefontaine Ave. (SR 739). To settle the estate of Dennis R. Trimner, Marion Co. Probate Court Case #22 EST 00318. Dennis was a longtime professional hair stylist and lifelong resident of Marion.

REAL ESTATE (SELLS @ 5:30 pm): Clean older two-story home (1795 +/- sq. ft.), was totally remodeled approx. 2001. Consisting of 3 bedrooms, 2 full baths, living & family rooms, lg. 20' x 25' sunken floor great room, kitchen w/lg. walk-in pantry, utility room, gas furnace, central air; partial basement, detached 24' x 24' garage, concrete driveway, nice sized 58' x 184' city lot. No buyer's premium! To view, please call our office!

Administrator: **John M. Trimner**
Attorney: Ted McKinniss, Kegler, Hill & Brown

BEN HIGGINS REALTY & AUCTION CO., LLC

MAJOR COMMERCIAL REAL ESTATE AUCTION
16.24 +/- ACRES
9,100 SQ. FT. RETAIL BUILDING
33,000+ ASPHALT PARKING
HIGH TRAFFIC AREA
GREAT INVESTMENT QUALITY
WEDS., JUNE 21, 2023 @ 3:00 PM
LIVE & ONLINE BIDDING!

Located: (Sells Live on Site): 1309 &1311 Delaware Ave. Marion, OH 43302. Just W. of Speedway near Delaware Ave. & Barks Rd. intersection or just E. of the U.S. Post Office. Longtime developer and owner based in New York, NY, has no further interest or need for this great property!

REAL ESTATE: Auditor Parcels #14-3500000600 & #14-3500000400 selling as 1 parcel and has been annexed to the city with sewer/city utilities. Totaling 16.245 +/- acres w/ ingress & egress access from Delaware Ave. & Barks Rd. Property has a large 9,100 +/- sq. ft. comm. block retail store building (approx. 100' x 91') w/2 separate front entrances. One storefront (3,000 sq. ft.) is currently rented on a month-to-month basis @ $1,250.00 per month. To view, please call our office.

Owner: R.W. Associates

BEN HIGGINS REALTY & AUCTION CO., LLC

BEN HIGGINS REALTY & AUCTION CO., LLC * BEN HIGGINS REALTY & AUCTION CO., LLC * BEN HIGGINS REALTY & AUCTION CO., LLC * BEN HIGGINS REALTY & AUCTION CO., LLC