

WEST FARMINGTON, OHIO (PARKMAN TWP)

REAL ESTATE & CHATTEL AUCTION

4 Bedroom Home & Detached Garage/Workshop on 2.66 Acres

17808 Nash Road West Farmington, Ohio 44491

SATURDAY, DECEMBER 13th, 2025

Chattel at 9:00 AM --- Real Estate at 11:00 AM



OPEN HOUSE:

Nov. 29th

& Dec. 6th

2:00-4:00 PM



4 Bedroom Home & Detached Garage/Workshop on 2.66 Acres

WOW! Here is a beautiful 4 bedroom/3 full bath move in ready home in a great location on 2.66 acres of wooded land for you to enjoy. The property also features a nice front porch, the swimming pool in the back with a deck around the pool with plenty of room for entertaining, outdoor cooking etc. This nicely landscaped property also has a concrete driveway and a nice sized detached garage/workshop/barn combination. You will enjoy the spacious rooms with beautiful hardwood floors in a few of the rooms. This is an all electric home with a coal stove in the basement if you should need or want supplemental heat. There is central air on the main floor with cooling units on the second floor with individual controls in each room. There have been many updates in the past few years some of them are: 1ST FLOOR BATH 2023-MUDROOM 2024-MASTER BATH 2023-PARTIAL FINISHED BASEMENT 2021-FRONT PORCH 2023 to name a few. This property is scheduled to sell at Auction on Saturday, December 13, 2025 at 11:00AM. There will be OPEN HOUSE on Saturday, November 29th 2:00PM to 4:00PM, and on Saturday, December 6th 2:00PM to 4:00PM.

Parcel# 25-083100 Annual Taxes: \$3,156

REAL ESTATE AUCTION TERMS: 10% nonrefundable down payment day of auction. Balance at closing. (Closing 30-45 days.) NO BUYER'S PREMIUM! Property will sell as is. All desired inspections must be done prior to bidding. This property is to be sold with no contingencies. All the information contained herein was derived from sources believed to be correct. Seller has the option to accept offers prior to the auction.

Crist F Miller Realtor/Auctioneer 330-907-1401 Dolores McCumbers Broker 330-527-3000

CHATTEL AUCTION: Chattel Auction Starts at: 9:00 AM

SPORTING GOODS-ANTIQUES/COLLECTIBLES-TOOLS-HOUSEHOLD-LAWN & GARDEN & MORE

SPORTING GOODS: Rancher 4 wheeler, Barnett Recruit crossbow w/Barnett 4x32 scope, Sea Eagle raft with motor-fish finder-canopy, hunting supplies, minnow bucket, gaming chairs, pool basketball set, Spencer & Marston pool table, Spencer & Marston pool table chair, pool cues, Washburn guitar, and more.

LAWN & GARDEN & TOOLS ETC.: DR Brush Mower, DR electric log splitter, Husky wet tile saw, Husqvarna 137 chainsaw, 2 wheel dollies, 4 ft. snow plow blade, Diamondback bicycle, firewood rack, Gorilla 8 ft. stepladder, John Dow gas tank, lawn & garden tools, new car brakes, Powermate post hole digger, Reddy heater, Rigid chop saw, scales, Simpson 3000 PSI pressure washer with Honda motor, wicker lounge chair, wicker set, and more.

ANTIQUES & COLLECTIBLES: National Biscuit Co. table, Lord of the Rings chess set, 11"Porcelain Skippy Doll United States Postage Stamp Doll 1997 in box, 5 gallon crock, Antique 1910 ceramic Roseville Pottery Donatello pattern cherubs, antique baby cradle, apple butter churn kettle, Auto Wheel Coaster wagon, Beanie Babies, butter churn, Campbell Soup jar, candy dish, electric cigar box guitar, coffee grinders, Donatello bowl, copper kettles, Dad's cookie jar, Diamond Brand Matches box, Fire Dept. box, Fisher Price Circus, football game, Heritage Village Collection Tapping the Maples, Horse musical carousel, old scooter, Indian Creek Ambush Jack Paluh-Print is number 1 of 450 Whitetail Deer, Lemax Christmas Village, Long Tune glasses, milk bottles, Minton's Log Cabin Fudge jar, MLB Champions Button & Banner set, Nestle cookie jar, NFL glasses, oil on canvas by Olivia, That Elusive Trout Giclee print by Clive Madgwick, The Bury Hunt English Aquatint Engraving Proof by F Bromley C 1840 Framed, The Challenge by Jack Paluh, Wriggley Field picture in a frame, old license plates, old wooden charcoal bucket, old wooden chest, old wooden feed trough & burlap bag, old wooden rocker, old wooden toolbox, old wooden wagon, ornamental steel wheels, painted 10 gallon milk can, Pinocchio, pitcher pumps, record player, Roseville bowl, Thornton W Burgess Commemorative cup plate, tractor seat, Vintage 12 inch Effanbee Side Eye Patsy Doll Original Tag with Chinese Brocade Suit, Warren San. Milk Co. crate, weather vane, wooden towel rack, and more.

HOUSEHOLD ETC.: Log cabin bed frame, log cabin night stands, 5 full pc. comforter set, bed frame, end table, dresser with marble top, cake pans, chairs, cookie jar, curio cabinet, desk and chair, Elliptical, fruit & vegetable strainer, and more.

View listing and photos on auctionzip.com ID# 13983

TERMS ON CHATTEL: We will accept Cash, Check, Debit card, Visa-Mastercard-Discover with proper ID.

There is a 5% Buyer's Premium on all sales. 5% will be waived if paid with cash or good check.

Food Stand on Site Seller & Miller not responsible should any accidents occur.

Auctioneer's Note: THIS IS SUCH A LARGE AUCTION IT IS IMPOSSIBLE TO LIST ANYWHERE CLOSE TO EVERYTHING. TO GET THE FULL UNDERSTANDING OF THIS AUCTION YOU MUST GO TO AUCTION ZIP AND LOOK AT THE PHOTOS. WE WILL BE SELLING IN 2 RINGS

Auctioneer: Crist F. Miller

Assisting Auctioneers: Urie Byler & Aaron Byler



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REAL ESTATE AUCTION PHOTOS



CHATTEL AUCTION PHOTOS

