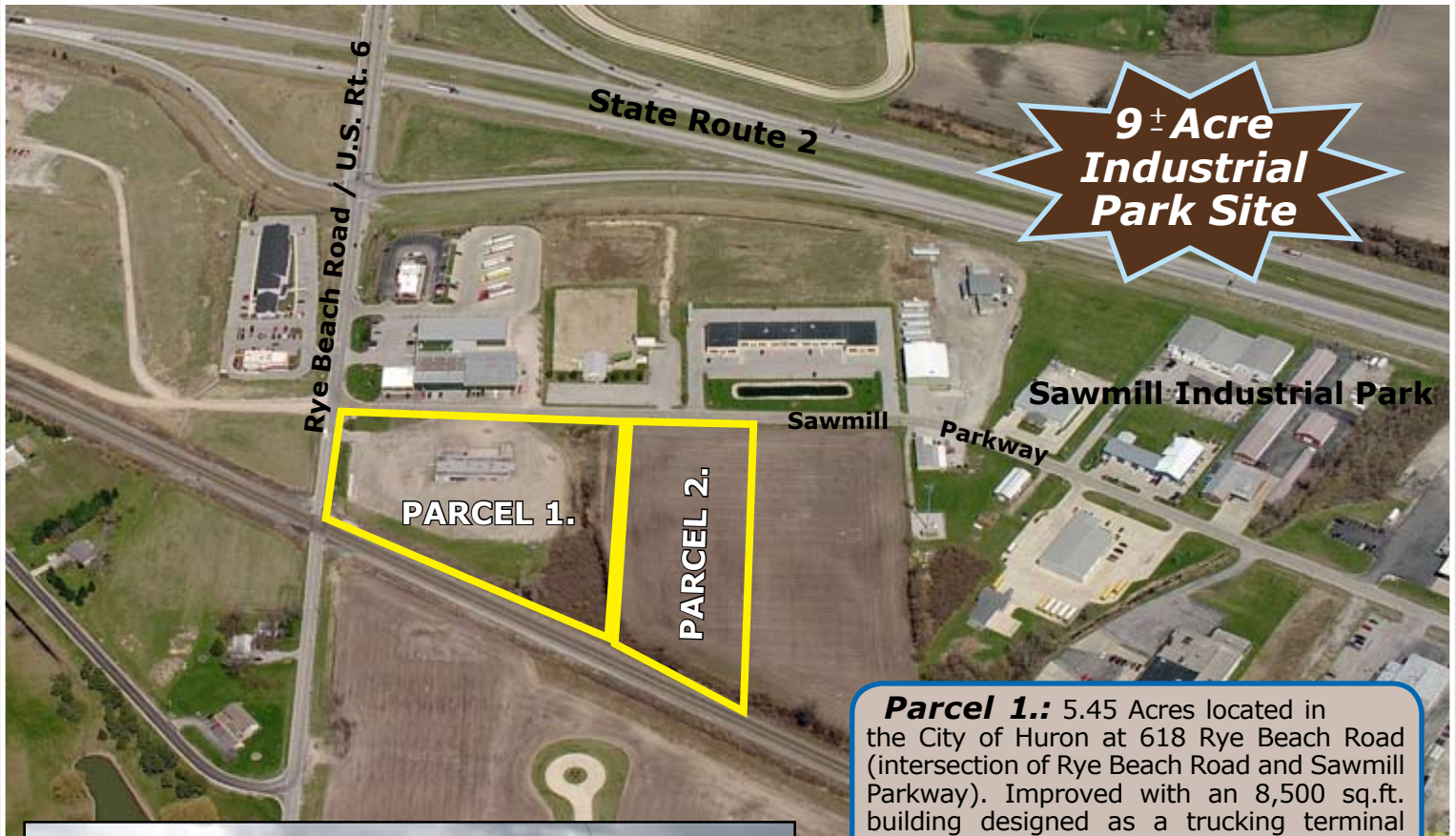


# SALE AUCTION

**Sold!**

**Wednesday, October 27, 2010, 11:00 AM On-Site**  
**9 Acres / 2 Parcels / Industrial Building / City of Huron OH / Erie County**



**Parcel 1.:** 5.45 Acres located in the City of Huron at 618 Rye Beach Road (intersection of Rye Beach Road and Sawmill Parkway). Improved with an 8,500 sq.ft. building designed as a trucking terminal with pass-thru docks, drive-thru service bay and offices. Possibly adaptable to other uses. All city utilities. Zoned B3 by the City of Huron. Erie County Permanent Parcel No. 42-02069.000

**Parcel 2.:** 3.79 Acres vacant land located in the City of Huron at 1711 Sawmill Parkway. Zoned B3. Erie County Permanent Parcel No. 42-02070.001

**TERMS OF SALE:** **Parcel 1.:** Minimum Opening Bid: \$150,000.00. Cashier's check in the amount of \$15,000.00 due at time of sale Balance due within thirty days of court confirmation of sale. **Parcel 2.:** Minimum Opening Bid: \$33,333.33. Cashier's check in the amount of \$3,500.00 due at time of sale Balance due within thirty days of court confirmation of sale.

*(Purchaser(s) also to pay on the day of sale any amount necessary to bring the total deposit to 10% of the purchase price plus conveyance and deed recording fees.)*

**Inquirers Please Contact:**  
**Dave Bambeck 330-260-0192**

*Auction Managed & Conducted By:*

**BAMBECK AUCTIONEERS**  
INCORPORATED

auctioneers • real estate brokers • appraisers

3061 Steel Road NW, Dover, Ohio 44622 • (330) 343-1437

**www.bambeck.com**

## Description of Land

### Parcel 1:

Being a parcel of land located in part of Original Lot 28, Section 2, Huron Township, City of Huron, Erie County, Ohio and being more particularly described as follows:

Beginning at a railroad spike monument found at the northwesterly corner of said Original Lot 28, said point being on the centerline of Rye Beach Road, where the same intersects the centerline of Sawmill Parkway, thence South 03 degrees 29' 53" East along the centerline of Rye Beach Road, a distance of 25.03 feet to the principal place of beginning.

1. Thence North 89 degrees 16' 00" East along the Southerly right-of-way line of Sawmill Parkway, a distance of 572.81 feet to a  $\Omega$  iron pin set;

2. Thence South 0 degrees 44' 00" East, a distance of 587.39 feet to a  $\Omega$  iron pin set on the Northeasterly right-of-way line of the Consolidated Rail Corporation;

3. Thence North 60 degrees 01' 33" West along the Northeasterly right-of-way line of the Consolidated Rail Corporation, a distance of 651.93 feet to a point on the Westerly line of Original Lot 28 and the centerline of Rye Beach Road;

4. Thence North 03 degrees 29' 53" West along the Westerly line of Original Lot 28 and the centerline of Rye Beach Road, a distance of 254.77 feet to the principal place of beginning and containing 5.4523 acres of land, but subject to all legal highways, easements and restrictions of record.

PPN: 42-02069.000

Parcel 2:

Situated in the State of Ohio, County of Erie and Township of Huron:

Being a parcel of land located in part of Original Lot 28, Section 2 Huron Township, City of Huron, Erie County, Ohio and being more particularly described as follows:

Beginning at a railroad spike monument found at the northwesterly corner of said Original Lot 28, said point being on the centerline of Rye Beach Road, where the same intersects the centerline of Sawmill Parkway, thence North 89 degrees 16' 00" East along the northerly line of Original Lot 28 and the centerline of Sawmill Parkway, a distance of 574.02 feet to a point, thence South 0 degrees 44' 00" East, a distance of 25.00 feet to a  $\Omega$  iron pin set at the principal place of beginning for this description;

1. Thence North 89 degrees 16' 00" East along the southerly right-of-way line of Sawmill Parkway, a distance of 250.00 feet to a  $\Omega$  iron pin set;

2. Thence South 0 degrees 44' 00" East, a distance of 735.87 feet to a  $\Omega$  iron pin set on the northeasterly right of way line of Consolidated Rail Corporation;

3. Thence North 60 degrees 01' 33" West along the northeasterly right-of-way line of the Consolidated Rail Corporation, a distance of 290.77 feet to a  $\Omega$  iron pin set;

4. Thence North 0 degrees 44' 00" West, a distance of 587.39 feet to the principal place of beginning and containing 3.7972 acres of land but subject to all legal highways, easements and restrictions of record.

PPN: 42-02070.001

Property Address: 1711 Sawmill Parkway

Huron, Ohio 44838