

HARRIS WILCOX INC.



BERGEN, NEW YORK

AUCTIONEERS & REALTORS

(585) 494-1880

www.harriswilcox.com

## 2008 REAL ESTATE AUCTIONS

### **1/12 LACKAWANNA TWO FAMILY HOME REAL ESTATE AUCTION**

**Address:**

30 Krakow Street, Lackawanna, NY

**Real Estate:**

Two family Cape Cod home with garage on quiet city street. Home has two bedrooms, 1 bath, newly remodeled kitchen and living room downstairs and two bedroom apartment upstairs. Needs TLC. Assessed for \$49,900

**CONFIRMATION LEVEL:** \$10,000

**FINAL SELLING PRICE:** \$ 27,500



### **1/19 MATILDA FAIRBANKS REAL ESTATE AUCTION**

**Address:**

5157 Clinton Street Road, Batavia, NY

**Real Estate:**

One owner 1949 Cape Cod home with detached garage. This home has 4 bedrooms, 1 bath, hardwood floors, new roof and siding. Needs TLC. Assessed for \$70,000

**CONFIRMATION LEVEL:** \$ 20,000

**FINAL SELLING PRICE:** \$ 55,000



### **3/1 WILLIAM MILLER REAL ESTATE & CONTENTS AUCTION**

**Address:**

16 Cottage Street, Spenceport, NY

**Real Estate:**

Circa 1850 two family home with approx. 2784 sq.ft. Apt. #1 has 3 bedrooms, Apt.#2 has 2 bedrooms, plus living room, kitchen and bath. Separate utilities, new roof and windows, one new furnace and 2 car garage.

**CONFIRMATION LEVEL:** \$ 40,000

**FINAL SELLING PRICE:** \$ 117,700



### 3/8 EST. ROBERT GIOIOSA REAL ESTATE & CONTENTS AUCTION

**Address:**

6854 Clinton Street Road, Byron, NY

**Real Estate:**

1000 sq.ft. 2 bedroom Cape Cod home and garage on large mature partially wooded lot. This home needs it all! assessed for \$42,600.

**CONFIRMATION LEVEL:** \$10,000

**FINAL SELLING PRICE:** \$ 46,200



### 3/15 LARKIN LAND AUCTION

**Address:**

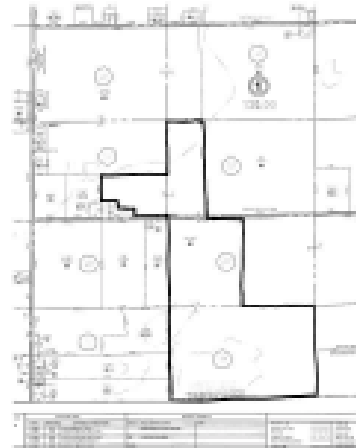
16469 Munger Road, Clarendon, NY

**Real Estate:**

Approx. 184 acre farm with 84 tillable acres (70 farmed recently), 2 ponds, 100 acres of woods, balance hedgerows, etc. The two story farmhouse on the north side of the road is uninhabitable.

**CONFIRMATION LEVEL:** \$ 100/acre

**FINAL SELLING PRICE:** \$ 935/acre - \$172,040



### 4/5 EST. LAWRENCE R. HIGLEY REAL ESTATE & CONTENTS AUCTION

**Address:**

1819 Kent Road, Kent, NY

**Real Estate:**

Selling 4 parcels:

**PARCEL #1:** 103 acre level parcel with approx. 75 acres tillable, 20 acres woods and 8 acres of wasteland. Public water available.

**CONFIRMATION LEVEL:** \$500/acre

**FINAL SELLING PRICE:** \$ 990/acre - \$101,970



**PARCEL #2:**

6.2 acre wooded lot along side Marsh Creek

**CONFIRMATION LEVEL:** \$ 500/acre

**FINAL SELLING PRICE:** \$ 1650/acre or \$10,230

**PARCEL #3:**

6.8 acre wooded lot with Marsh Creek

**CONFIRMATION LEVEL:** \$500/acre

**FINAL SELLING PRICE:** \$ 1650/acre or \$ 11,220

**PARCEL #4:**

former firehall used as heated workshop with public water.

**CONFIRMATION LEVEL:** \$ 5,000

**FINAL SELLING PRICE:** \$ 11,000



**TOTAL SALE: \$ 134,420.00**

## 4/22 EST. MELVENA RANDALL REAL ESTATE AUCTION

**Address:**

11 Washington Street, Castile, NY

**Real Estate:**

2100 sq.ft. colonial home on village lot. This home has 3 bedrooms, 2 full baths, kitchen, dining room and 2 living rooms. All updated mechanics, newer roof and vinyl siding and replacement windows. Need redecorating.

**CONFIRMATION LEVEL:** \$ 20,000

**FINAL SELLING PRICE:** \$ 49,500



## 4/29 BRANDON ST. JOHN REAL ESTATE AUCTION (TWO FAMILY)

**Address:**

219 East State Street, Albion, NY

**Real Estate:**

Two family home with 2638 sq.ft. Apt. #1 has 3 bedrooms, 2 baths, living room and eat-in kitchen. Apt. #2 has 1-2 bedrooms, 1-1/2 baths, living room and kitchen. Apt. #1 recently updated. New rear-off roof and 41' x 20' barn.

**CONFIRMATION LEVEL:** \$ 10,000

**FINAL SELLING PRICE:** \$ DID NOT SELL



## 5/2 WALWORTH REAL ESTATE AUCTION (APARTMENT BUILDING)

**Address:**

3655 High Street, Walworth

**Real Estate:**

Former First Academy building with approx. 28,688 sq.ft. This brick building has been configured for 26 apartments - 17 one bedroom, 7 two bedroom and 2 three bedroom. Approx. 2.01 acres. Great potential - NEEDS WORK!

**CONFIRMATION LEVEL:** subject to confirmation

**FINAL SELLING PRICE:** \$ NOT SOLD



## 5/6 ANNA EULER REAL ESTATE & CONTENTS AUCTION

**Address:**

36 Rochester St., Bergen, NY

**Real Estate:**

Colonial home situated on double village lot with barn/garage. This is a solid well-built home in need of updating and redecorating. Assessed for \$88,800

**CONFIRMATION LEVEL:** \$ 40,000

**FINAL SELLING PRICE:** \$ 57,200



### 5/15 ELIZABETH WIEME REAL ESTATE & CONTENTS AUCTION

**Address:**

707 Trimmer Road, Spencerport, NY

**Real Estate:**

3 bedroom 1 bath ranch home with attached 1-1/2 car garage and breezeway. Newer roof and updated mechanicals. Assessed for \$89,100.

**CONFIRMATION LEVEL:** \$ 30,000

**FINAL SELLING PRICE:** \$ 61,600



### 5/17 MAZZOLA REAL ESTATE AUCTION

**Address:**

Gillies Hill Road, Birdsall, NY

**Real Estate:**

Selling 6 vacant land parcels - mostly wooded. Great hunting/recreation area

**CONFIRMATION LEVEL:** \$ 100/acre

**PARCEL #1:** 5.8709 acres

**FINAL SELLING PRICE:** \$ 1980/acre - \$ 11,624.38

**PARCEL #2:** 5.4047 acres

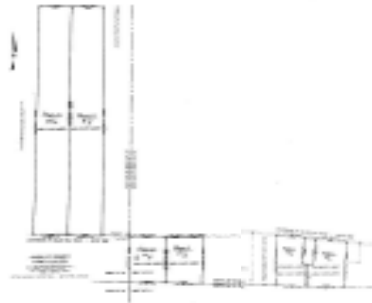
**FINAL SELLING PRICE:** \$ 1540/ac - \$ 8,323.23

**PARCEL #3:** 6.4576 acres

**FINAL SELLING PRICE:** \$ 2869/ac - \$ 18,468.73

**PARCEL #4:** 6.5192 acres

**FINAL SELLING PRICE:** \$ 2310/ac - \$ 15,059.35



**PARCEL #5:** 29.1353 acres

**FINAL SELLING PRICE:** \$ 1320/ac - \$38,458.59

**PARCEL #6:** 29.1331 acres

**FINAL SELLING PRICE:** \$ 1320/ac - \$38,458.59

**TOTAL: \$ 130,392.90**

### 5/21 KUCKVILLE REAL ESTATE AUCTION

**Address:**

1092 Lakeside Road, Kuckville, NY

**Real Estate:**

Two story 2160 sq.ft. building with fisherman's apartment and plenty of storage. Across street from Johnson Creek.

**CONFIRMATION LEVEL:** \$ 5,000

**FINAL SELLING PRICE:** \$ 7,150



## 5/21 MARK SHAMPINE REAL ESTATE AUCTION

**Address:**

3840 Hulberton Road, Holley, NY

**Real Estate:**

14 room 3700 sq.ft. farmhouse zoned for use as 1 or 2 family currently used for single family. 3.2 acre lot with 2 car attached garage and 36' x 64' pole barn. Lower level beautifully remodeled with master suite and office. Assessed for \$125,400.

**CONFIRMATION LEVEL:** \$ 60,000

**FINAL SELLING PRICE:** \$ 88,000



## 6/3 WILLIAM KOZEL JR. REAL ESTATE & EQUIPMENT AUCTION

**Address:**

3750 Brick Schoolhouse Road, Hamlin, NY

**Real Estate:**

ranch style home with 1288 sq.ft., 4 bdrms, 2 baths, living room w/fireplace, large walkout basement. 45' x 74' pole barn, 24' x 28' detached garage, 3.6 acres with nice pond .

**CONFIRMATION LEVEL:** \$ 60,000

**FINAL SELLING PRICE:** \$ 139,700

**PARCEL #2:** 3.6 acre approved lot

**FINAL SELLING PRICE:** \$ 22,000



## 6/5 ESTATE of JOHN BARRY REAL ESTATE & CONTENTS AUCTION

**Address:**

1578 Attridge Road, Churchville, NY

**Real Estate:**

Ranch style home with 1546 sq.ft., 3 bedrooms, 1 bath, living room, dining room, enclosed porch, plus walkout basement w/workshop and overhead door (vehicle accessible). Also 24' x 40' garage/shop area and 1.5 acres.

**CONFIRMATION LEVEL:** \$ 40,000

**FINAL SELLING PRICE:** \$ 108,900



## 6/7 EDWARD AND TRACIE WALKER REAL ESTATE AUCTION

**Address:**

3600 Brockport-Spencerport Road , Spencerport, NY

**Real Estate:**

Immaculate 1800 sq.ft. English cottage home situated on 10 lovely acres with Salmon Creek and wildlife. This home features hardwood floors, stone fireplace and arched doorways. It is charming! Assessed for \$122,000.

**CONFIRMATION LEVEL:** \$ 60,000

**FINAL SELLING PRICE:** \$ 126,500



## 6/10 IRENE McCLELLAN REAL ESTATE & CONTENTS AUCTION

**Address:**

1792 Kent Road, Kent, NY

**Real Estate:**

4 bedroom colonial home situated on mature 1/2 acre lot with large two story barn This 1746 sq.ft. home features natural woodwork, hardwood floors, and full partially finished attic. Assessed for \$83,800.

**CONFIRMATION LEVEL:** \$ 20,000

**FINAL SELLING PRICE:** \$ 53,900



## 6/17 EST. DR. FREDERICK W. BRUMELL REAL ESTATE AUCTION

**Address:**

350 West Main Street, Batavia, NY

**Real Estate:**

colonial home with lower dental office and upper 1 bedroom apartment. Currently zoned for use as two family or mixed use. Updates include vinyl siding and newer roof. Needs TLC.

**CONFIRMATION LEVEL:** \$ 20,000

**FINAL SELLING PRICE:** \$ 44,550



## 6/18 ESTATE of MARGARET E. MAGOFFIN REAL ESTATE AUCTION

**Address:**

161 Nichols Street, Spencerport, NY

**Real Estate:**

Unique well-built custom tri-level home with attached garage on lovely landscaped 1/2 acre lot. This 2372 sq.ft. home features 3-4 bedrooms, 1-1/2 baths, hardwood floors, fireplace, and full walk-out basement. Assessed for \$134,200.

**CONFIRMATION LEVEL:** \$ 65,000

**FINAL SELLING PRICE:** \$ 102,300



## 6/20 TOM AND KELLY HEROLD REAL ESTATE AUCTION

**Address:**

38 Myrtle Street, LeRoy, NY

**Real Estate:**

Spacious 5 bedroom 2 bath remodeled colonial with garage/workshop. This home features new oak kitchen, 2 sparkling new baths, new carpets, windows and hardwoods. Assessed for \$77,700.

**CONFIRMATION LEVEL:** \$ 35,000

**FINAL SELLING PRICE:** \$ 58,300



## 6/23 EST. MICHAEL RAFTERY REAL ESTATE AUCTION

**Address:**

109 Schnackel Drive, Irondequoit Bay

**Real Estate:**

Beautiful water front lot with 37 feet of water frontage. This year-round home is in rough condition and needs rehab to occupy. Home has 1210 sq.ft. with full walkout basement. Good breakwall. Assessed for \$142,500

**CONFIRMATION LEVEL:** \$ 20,000

**FINAL SELLING PRICE:** \$ **113,300**



## 6/25 THEODORE ZIEGLER REAL ESTATE AUCTION

**Address:**

104 Laura Lane, Clarkson, NY

**Real Estate:**

Ranch style home with 1122 sq.ft., 3 bedrooms, 1-1/2 baths, living room, eat-in kitchen, central air, enclosed porch and 2 car garage. Neat as a pin - just move in!

**CONFIRMATION LEVEL:** \$ 40,000

**FINAL SELLING PRICE:** \$ **86,900**



## 7/2 JUDY LOCKWOOD REAL ESTATE AUCTION

**Address:**

2093 Union Street, Spencerport, NY

**Real Estate:**

Outstanding 3 bedroom 1-1/2 bath home with oversized 2+ car garage. Brick fireplace, hardwood floors, bay with window seat and much more. Excellent mechanics.

**CONFIRMATION LEVEL:** \$ 60,000

**FINAL SELLING PRICE:** \$ **106,700**



## 7/29 HOWARD & RUTH PRIESTLEY REAL ESTATE AUCTION

**Address:**

522 Lawton Road, Clarkson, NY

**Real Estate:**

Older style colonial home built in 1875 with 3 bedrooms, bath, living room, dining room, large updated eat-in kitchen. Also 30'x55' older barn and detached garage on 29 acres of land. Great country farmette!

**CONFIRMATION LEVEL:** \$ 60,000

**FINAL SELLING PRICE:** \$ **105,600**



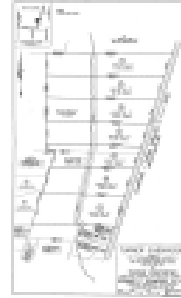
### 7/23 TURNER PROPERTIES LAND AUCTION (13 parcels)

**Address:**

Clarkridge Drive and Clarkson-Parma Townline Road

**Real Estate:**

Selling 13 vacant land parcels. #1 - #7 are residential and are perk approved, partially wooded with creek running through property. Great area to build. Parcels #8-#13 are zoned for industrial/commercial. Have public water with many allowable uses..



**CONFIRMATION LEVEL FOR ALL PARCELS :** \$ 10,000

**PARCEL #1:** 11.472 acres  
**FINAL SELLING PRICE:** \$ 17,600

**PARCEL #2:** 10716 acres  
**FINAL SELLING PRICE:** \$ 17,600

**PARCEL #3:** 10.651 acres  
**FINAL SELLING PRICE:** \$ 17,600

**PARCEL #4:** 9.254 acres  
**FINAL SELLING PRICE:** \$ 16,500

**PARCEL #5:** 8.125 acres  
**FINAL SELLING PRICE:** \$ 15,400

**PARCEL #6:** 9.398 acres  
**FINAL SELLING PRICE:** \$ 17,600

**PARCEL #7:** 10.484 acres  
**FINAL SELLING PRICE:** \$ 18,700

**PARCEL #8:** 5.15 acres  
**FINAL SELLING PRICE:** \$ 29,700

**PARCEL #9:** 5.02 acres  
**FINAL SELLING PRICE:** \$ 27,500

**PARCEL #10:** 5.22 acres  
**FINAL SELLING PRICE:** \$ 25,300

**PARCEL #11:** 5.26 acres  
**FINAL SELLING PRICE:** \$ 25,300

**PARCEL #12:** 6.04 acres  
**FINAL SELLING PRICE:** \$ 28,600

**PARCEL #13:** 7.53 acres  
**FINAL SELLING PRICE:** \$ 33,000

**Total - \$ 290,400**

### 7/31 BATAVIA (MARK ROSS) REAL ESTATE AUCTION

**Address:**

202 East avenue, Batavia, NY

**Real Estate:**

Well built 2 bedroom brick bungalow style home with garage. This lovely home features natural woodwork, hardwood floors, freshly carpeted living room with fireplace. Assessed for \$76,500

**CONFIRMATION LEVEL:** \$ 40,000

**FINAL SELLING PRICE:** \$ 68,200





## 8/13 CALEDONIA REAL ESTATE AUCTION

**Address:**

307 Leicester Street, Caledonia, NY

**Real Estate:**

Selling will be 3 parcels

**Parcel #1: 307 Leicester St.** - handy man's special gutted 1200 sq.ft. home with new roof, vinyl siding and windows.

**CONFIRMATION LEVEL:** \$ 10,000

**FINAL SELLING PRICE:** \$ 16,500

**Parcel #2: 3026 Main street** - 2 car garage on vacant 47' x 162' lot..

**CONFIRMATION LEVEL:** \$ 10,000

**FINAL SELLING PRICE:** \$ NOT SOLD



**Parcel #3:** 14' x 147' driveway with 2.10 acre wooded lot

**CONFIRMATION LEVEL:** \$ 10,000

**FINAL SELLING PRICE:** \$ 11,000

## 8/27 CLARKSON REAL ESTATE AUCTION

**Address:**

2977 Redman Road, Clarkson, NY

**Real Estate:**

Selling two rental homes situated on 10.80 acres. One building has one unit and 1 building has 2 units each with 3 bedrooms, bath, living room and kitchen. Separate utils and public water.

**CONFIRMATION LEVEL:** \$ 50,000

**FINAL SELLING PRICE:** \$ 66,000



## 8/28 ARNOLD REAL ESTATE, ANTIQUE and BOOK AUCTION

**Address:**

7785 South Lake Road, Bergen, NY

**Real Estate:**

Circa 1815 country home with 2717 sq.ft. Features include 4+ bedrooms, 2 baths, living room, dining room, parlor and kitchen. Gleaming wood floors, public water, new septic system, plus 31' x 71' barn and storage shed with new roofs situated on 5.6 acres. A great country home!

**CONFIRMATION LEVEL:** \$ 75,000

**FINAL SELLING PRICE:** \$ 132,000



## 9/10 EST. OAKLEY FORWARD REAL ESTATE AUCTION

**Address:**

3639 Horan Road, Town of Ridgeway

**Real Estate:**

1098 sq.ft. ranch home with garage on treed lot. All furnishings and contents included. Home needs updating and TLC. Assessed for \$72,500

**CONFIRMATION LEVEL:** \$ 5,000

**FINAL SELLING PRICE:** \$ 24,200



## 9/16 GARY KREUTZER REAL ESTATE AUCTION

**Address:**

278 Fisher Road, Chili, NY

**Real Estate:**

Ranch style home with 1438 sq.ft., 3 bedrooms, bathroom, living room, dining room, kitchen and basement recreation room. Also has 2 car garage/shop and large back yard. A unique property!

**CONFIRMATION LEVEL:** \$ 40,000

**FINAL SELLING PRICE:** \$ 71,500



## 10/1 EST. MARY LYNCH REAL ESTATE AUCTION

**Address:**

820 Hamlin Clarkson Townline Road, Hamlin, NY

**Real Estate:**

Ranch style home with 1192 sq.ft. Features include 2 bedrooms, 2 bathrooms, living room, eat-in kitchen/sunroom and attached garage. Also has new windows and vinyl siding.

**CONFIRMATION LEVEL:** \$ 30,000

**FINAL SELLING PRICE:** \$ 55,000



## 10/2 EST. of CLARENCE KNAB REAL ESTATE AUCTION

**Address:**

2962 Colby Street, Brockport, NY

**Real Estate:**

Older style colonial with 1704 sq.ft. with 4-5 bedrooms, bathroom, living room, dining room, kitchen, 1st floor laundry and attached garage w/breeze-way. Home sits on almost an acre of park-like land.

**CONFIRMATION LEVEL:** \$ 40,000

**FINAL SELLING PRICE:** \$ 44,000



## 10/14 EST. ANN BARBATO REAL ESTATE AUCTION

**Address:**

1861 Scottsville Road, Chili, NY

**Real Estate:**

81.9 acre parcel currently zoned Light Industrial with 1411' road frontage. This parcel has higher elevations toward rear, a gravel pit and some wet lands. Great potential for a number of uses.

**CONFIRMATION LEVEL:** \$ 100/acre

**FINAL SELLING PRICE:** \$ 1500/acre - \$135,135.00



## 10/15 IRONDEQUOIT REAL ESTATE AUCTION

**Address:**

140 Taft Avenue, Irondequoit

**Real Estate:**

Older style colonial home with 2 bedrooms, bathroom, living room and dining room. Complete interior update - just move your furniture in!

**CONFIRMATION LEVEL:** \$ 35,000

**FINAL SELLING PRICE:** \$ 35,200



## 10/22 ELIZABETH SNYDER REAL ESTATE AUCTION

**Address:**

5567 Upper Holley Road, Clarendon, NY

**Real Estate:**

Ranch style house with 1176 sq.ft. built in 1993. This immaculate home has 2 bedrooms, 2 baths, large living room w/gas stove, large eat-in kitchen with oak cabinets, 3 car garage and much more. Sits on 11.70 country acres.

**CONFIRMATION LEVEL:** \$ 60,000

**FINAL SELLING PRICE:** \$ 117,700



## 10/29 EST. ANTOINETTE CIMINO REAL ESTATE AUCTION

**Address:**

110 Cole Avenue, Gates, NY

**Real Estate:**

2 bedroom 1-1/2 bath Cape Cod home with detached garage on large partially fenced lot. Neat and clean with great mechanics. Assessed for \$64,000.

**CONFIRMATION LEVEL:** \$ 30,000

**FINAL SELLING PRICE:** \$ 55,000



## 10/31 HOLLEY REAL ESTATE AUCTION

**Address:**

51 Jackson Street, Holley, NY

**Real Estate:**

Older style home with 1576 sq.ft. Property has 4-5 bedrooms, 2 baths and is in need of total rehab! Hme sits at end of dead-end street on .59 acre lot.

**CONFIRMATION LEVEL:** \$ 5,000

**FINAL SELLING PRICE:** \$ 14,300



## 11/1 NORMAN SORENSEN REAL ESTATE & HOUSEHOLD AUCTION

**Address:**

9094 Ridge Road, Clarkson, NY

**Real Estate:**

ranch style home w/1232 sq.ft. and 3 bdrooms, 3 baths, living room with beamed vaulted ceiling, kitchen, lower level family room with walkout and 2 car attached garage. Home sits on 1.15 acres of land.

**CONFIRMATION LEVEL:** \$ 40,000

**FINAL SELLING PRICE:** \$ 92,400



## 11/15 JOYCE D. MOTZ REAL ESTATE & HOUSEHOLD AUCTION

**Address:**

6450 Sweetland Road, Stafford, NY

**Real Estate:**

10 room 2723 sq.ft. Greek Revival home on 1.8 acre beautiful mature treed country lot with two story barn, potting shed, and attached garage. This stately home features 10 ft. ceilings, gorgeous black walnut staircase, large living room w/fireplace, huge finished attic loft and gleaming hardwood oak pegged floors. Assessed for \$120,000

**CONFIRMATION LEVEL:** \$ 60,000

**FINAL SELLING PRICE:** \$ 88,000



## 11/21 PALMYRA REAL ESTATE AUCTION

**Address:**

101 Hyde Parkway, Palmyra, NY

**Real Estate:**

one story building with 2972 sq.ft. This building has vinyl siding, good roof and sits on a .48 acre lot with plenty of parking. This property is zoned R-1 with a number of permitted uses.

**CONFIRMATION LEVEL:** \$ 55,000

**FINAL SELLING PRICE:** \$ NOT SOLD



## 11/21 MEDINA REAL ESTATE AUCTION

**Address:**

304-306 Prospect Aven, Medina, NY

**Real Estate:**

older style home zoned for 2 apartments. Needs interior work!

**CONFIRMATION LEVEL:** \$ 10,000

**FINAL SELLING PRICE:** \$ **11,000**



**Address:**

308-310 Prospect Aven, Medina, NY

**Real Estate:**

Older style homes zoned for 2 apartments. Needs interior work!

**CONFIRMATION LEVEL:** \$ 10,000

**FINAL SELLING PRICE:** \$ **11,000**



## 11/22 CALEDONIA REAL ESTATE AUCTION (PATTY RANDALL)

**Address:**

2952 Main Street, Caledonia, NY

**Real Estate:**

1853 sq.ft. wood framed building on 3 acre lot, currently "Patty K's" bar and grill. Excellent mechanics, 12' x 40' covered deck, turnkey operation w/ equipment included. Many possible uses as residence, salon, cafe, retail shop or office space.

**CONFIRMATION LEVEL:** \$ 50,000

**FINAL SELLING PRICE:** \$ **Not sold**



## 11/22 EAST IRONDEQUOIT REAL ESTATE AUCTION (5 UNIT)

**Address:**

15 Culver Parkway, East Irondequoit, NY

**Real Estate:**

O5328 sq.ft. Art Deco 5-unit building with 3 two bedroom units and 2 one bedroom apartments. Freshly painted exterior. Fully rented with good cash flow.

**CONFIRMATION LEVEL:** \$ 50,000

**FINAL SELLING PRICE:** \$ **140,800**

