

HARRIS WILCOX INC.



BERGEN, NEW YORK

AUCTIONEERS & REALTORS

(585) 494-1880

www.harriswilcox.com

## 2005 REAL ESTATE AUCTIONS

### 1/15 MARILYN CARTER REAL ESTATE AUCTION

**Address:**

7267 Bear Ridge Road, Pendleton, NY

**Real Estate:**

Immaculate 2 bedroom, 1 bath home with attached 1 car garage. Property is in Starpoint School district, has public sewer and water, aluminum siding, Anderson windows, new carpet in bedrooms and new linoleum in kitchen and bath. 100' x 375' treed lot. Assessed for \$78,800

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

**FINAL SELLING PRICE:** \$ 70,400



### 2/ 5 ELBA REAL ESTATE AUCTION

**Address:**

Bridge Road just east of Elba, NY

**Real Estate:**

**PARCEL #1:** 42.3 acres on north side of the road bordering Luddington Road with 1550 ft. of frontage with great building site potential.

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

**FINAL SELLING PRICE:** \$ \$2530/acre \$107,019

**PARCEL #2:** 69.2 acres on south side of the road, ideal for recreational or agricultural purposes.

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

**FINAL SELLING PRICE:** \$ 1925/acre - \$133,210

**TOTAL PRICE:** \$ 240,219

### 3/19 LAKEFRONT REAL ESTATE AUCTION

**Address:**

17081 Norway Heights, Kendall, NY

**Real Estate:**

2 bedroom 1 bath lakefront year-round home with 60' frontage on Lake Ontario. Large living room overlooking lake with fireplace. Public water, cable and Road Runner.

**CONFIRMATION LEVEL:** \$ 45,000

**FINAL SELLING PRICE:** \$ 83,600

**PARCEL #2:** 60' x 175' lakeview lot with storage shed

**CONFIRMATION LEVEL:** \$ 1000

**FINAL SELLING PRICE:** \$ 8,800



## 4/14 ESTATE OF DOROTHY BARON REAL ESTATE AUCTION

**Address:**

1832 Fiero Avenue, Schenectady

**Real Estate:**

13 bedroom 1 bath 2 story home with 1587 sq.ft. shop and 630 sq.ft. lean-to. Home has vinyl siding, some new windows, and hot water baseboard heat. assessed for \$84,900

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

**FINAL SELLING PRICE:** \$ 80,300



## 4/21 EST CHARLES WILSON REAL ESTATE AUCTION

**Address:**

16910 Jackson Road, Clarendon, NY

**Real Estate:**

PARCEL #1: 1800 sq.ft country cape situated on level 9 acre lot w/garage and pole barn. Home features many updates including newer septic, new tear-off roof and public water.

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

**FINAL SELLING PRICE:** \$ 111,100

PARCEL #2: 175' x 240' vacant lot with public water access.

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

**FINAL SELLING PRICE:** \$ 13,750



## 4/26 EST BONITA FITZGERALD REAL ESTATE & HOUSEHOLD AUCTION

**Address:**

1382 Altoft Road, Pavilion, NY

**Real Estate:**

2 year "new" Cape with 1600 sq.ft. and lower level finished on full 12 course basement with walk-out. This home is nestled in a 5.5 acres beautifully wooded lot with creek. Great rural setting.

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

**FINAL SELLING PRICE:** \$ 91,300



## 4/30 ESTATE OF MAXINE DAVISON REAL ESTATE AUCTION

**Address:**

15 Evergreen Street, Spencerport, NY

**Real Estate:**

Selling 8 parcels:

Parcel #1: 15 Evergreen St - a circa 1863 colonial home with approx. 2592 sq.ft. Features include 4 bedrooms, 1-1/2 baths, living room with fireplace, formal dining room, den with fireplace, eat-in kitchen 1st floor laundry, and a 30' x 41' two story barn. Home sits on 8.7 private acres with a magnificent setting on the Barge Canal

**CONFIRMATION LEVEL:** \$ 200,000

**FINAL SELLING PRICE: \$ 517,000**

Parcel #2: north end of Evergreen St is a vacant land parcel approx. .94 acre in size with 1119' of frontage on the Barge Canal

**CONFIRMATION LEVEL:** \$ 1000/acre

Parcel #3: Canaldis Drive is a vacant land parcel approx 2 acres in size with potential of multiple building sites.

**CONFIRMATION LEVEL:** \$ 1000/acre

**FINAL SELLING PRICE: \$ 42,900/acre or \$85,800**

Parcel #4: corner of Evergreen Street and Amity St. Ext. - vacant land parcel of approx. 9.67 acres with significant amount road frontage.

**CONFIRMATION LEVEL:** \$ 1000/acre

**FINAL SELLING PRICE: \$ 28,600/acre or \$ 276,562**

Parcel #5: Amity St. Ext - approx. 1.28 acres in size with 300' of road frontage.

**CONFIRMATION LEVEL:** \$ 1000/acre

**FINAL SELLING PRICE: \$ 28,600/acre or \$ 36,608**



Parcel #6: on Canal road, west of Rt. 259 approx. 2.17 acres with 300' of road frontage.

**CONFIRMATION LEVEL:** \$ 1000/acre

**FINAL SELLING PRICE: \$ 9350/acre or \$20,289.50**

Parcel #7: approx. 33.68 acres on Canal Road with 520' of road frontage

**CONFIRMATION LEVEL:** \$ 1000/acre

**FINAL SELLING PRICE: \$ 3520/acre or \$ 118,553.60**

Parcel #8: corner of State Route 53 and Reservoir Road in Town of Naples. 4.70 acres in size with frontage on both roads. Sits high with many trees.

**CONFIRMATION LEVEL:** \$ 1000/acre

**FINAL SELLING PRICE: \$ 3080/acre or \$ 14,476.00**

**Auction total:**  
**\$ 1,153,043.10**

## 5/3 EARL JARVIS REAL ESTATE & HOUSEHOLD AUCTION

**Address:**

7052 Jerico Road, Bergen, NY

**Real Estate:**

1953 ranch home with attached garage and 2 outbuildings on 1 acre rural lot. This 1550 sq.ft. home features 3 bedrooms 1 bath, living room with fireplace, kitchen, dining room, and office. Home needs updating and repairs.

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

**FINAL SELLING PRICE: \$ 45,650**



## 5/4 ESTATE OF GORDON MILLER JR. REAL ESTATE AUCTION

**Address:**

131 Hemple Street, Rochester, NY

**Real Estate:**

3 bedroom, 2-1/2 bath owner occupied home. This home has aluminum siding, fenced yard and 1 car garage. Assessed at \$30,000

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

**FINAL SELLING PRICE:** \$ 37,400



## 5/5 RALPH & PAM SADLER REAL ESTATE & HOUSEHOLD AUCTION

**Address:**

6833 Lyman Road, Byron, NY

**Real Estate:**

4 bedroom 2 bath country Cape with 2 car attached garage situated on 7 acre lot with woods and creek. Home has new roof, windows, well, sidewalks, deck, etc. Features terrific 26' x 36' heated, insulated barn on foundation with enclosed workshop. Assessed for \$112,500

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

**FINAL SELLING PRICE:** \$ 130,900



## 5/6 ROMULUS REAL ESTATE AUCTION

**Address:**

Bromka Road at corner Rt. 414, Town of Romulus, NY

**Real Estate:**

Two large land parcels -  
PARCEL #1: 45.3 acres with 40 tillable acres and woods. Assessed for \$40,800.

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

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

Parcel #2: 73 acres with 50 tillable acres, woods and creek. Assessed for \$51,500..

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

**FINAL SELLING PRICE:** \$ 60,225 or



# 5/12 HAROLD & JEAN SPAULDING REAL ESTATE & CONTENTS AUCTION

**Address:**

5863 East River Road, West Henrietta, NY

**Real Estate:**

Older style colonial home with 1764 sq.ft. 4-5 bedrooms, 1 bath, living room, dining room, and eat-in kitchen. New gas boiler and public waater. Assessed for \$88,700.

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

**FINAL SELLING PRICE:** \$ 82,500



# 5/13 EAST BLOOMFIELD LAND AUCTION

**Address:**

Flatiron Road, approx 2 miles east of East Bloomfield.

**Real Estate:**

Selling 8 vacant land parcels. Sit well above the road and there are some wooded areas. A great country location to build your new home, easy commutes to many destinations. Three sell to highest bidders, the balance subject to immediate confirmation.

Parcel #1: 6.978 acres on Woolston Road

**FINAL SELLING PRICE:** \$

Parcel #2: 5.120 acres on Flatiron Road

**FINAL SELLING PRICE:** \$

Parcel #3: 5.051 acres on Flatiron Road.

**FINAL SELLING PRICE:** \$

Parcel #4: 5.295 acres on Flatiron Road

**FINAL SELLING PRICE:** \$

Parcel #5: 5.051 acres on Flatrion Road

**FINAL SELLING PRICE:** \$

Parcel #6: 5.143 acres on Flatiron Road

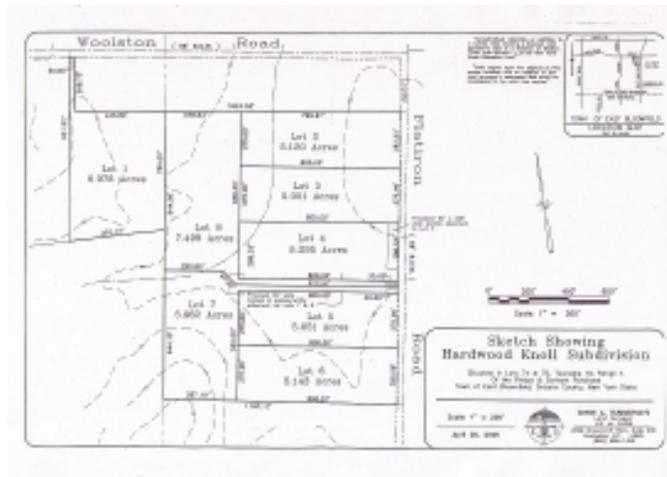
**FINAL SELLING PRICE:** \$

Parcel #7: 5.962 acres on Flatiron Road

**FINAL SELLING PRICE:**

Parcel #8: 7.499 acres on Flatiron Road

**FINAL SELLING PRICE:**



**TOTAL SALE: \$ NO PARCELS SOLD**

## 5/19 EVELYN DILLON REAL ESTATE & CONTENTS AUCTION

**Address:**

7914 Fotch Road, Batavia, NY

**Real Estate:**

Lovely well-maintained 3 bedroom ranch home with newer roof, vinyl siding, furnace and bathroom on 1 acre mature lot. Surrounded by Batavia Country Club.

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

**FINAL SELLING PRICE:** \$ **84,700**



## 5/20 FRANK LOCASTRO "HANDYMAN" REAL ESTATE AUCTION

**Address:**

15 School Street, Batavia, NY

**Real Estate:**

Older style colonial home that has new roof and vinyl siding in 2001. 3 bedrooms, 1 bath, living room, and dining room. Interior needs to be completely updated.

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

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



## 5/23 CHADWICK REAL ESTATE AUCTION

**Address:**

8957 Old Route 31, Lyons, NY

**Real Estate:**

Parcel #1:

old style colonial home w/2295 sq.ft. 6 bedrooms, 3 baths. Can be used as a single or have an in-law area. Also barn complex and sits on approx. 51 acres of land with approx. 40 tillable acres.

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

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

Parcel #2: approx. 33 acres and is located on Rt. 31 opposite Parcel #1. This parcel runs along the old Erie Canal. Some tillable land but mostly woods with some good timber.

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

**FINAL SELLING PRICE:** \$ **41,745**

Parcel #3: located on Old Route 31 and has approx. 24 acres. Has 545' road frontage and approx. 20 tillable acres. Organically farmed for the past 3 years.

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

**FINAL SELLING PRICE:** \$ **33,398.75**



**Total Auction: \$ 163,143.75**

### 6/9 BERNICE WYLAND REAL ESTATE & CONTENTS AUCTION

**Address:**

59 Underwood Avenue, Hilton, NY

**Real Estate:**

LCozy older style home with 2 bedrooms, 1 bath, living room and kitchen. Newer roof and vinyl siding. All public utilities.

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

**FINAL SELLING PRICE:** \$ 52,800



### 6/15 DON & DOLORES HARGRAVE REAL ESTATE AUCTION

**Address:**

7491 Byron Holley Road, South Byron, NY

**Real Estate:**

1788 sq.ft. ranch home on landscaped 1.4 acre lot with large storage shed. This home features new roof, vinyl siding, and replacement windows. Lovely new Florida room with sky lights too. Assessed for \$82,400

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

**FINAL SELLING PRICE:** \$ 63,800



### 6/16 ARLEEN QUETSCHENBACH REAL ESTATE & CONTENTS AUCTION

**Address:**

646 Ogden Parma Townline Road, Spencerport (Town of Parma)

**Real Estate:**

Cape Cod style home with 1575 sq.ft. 3 bedrooms, 1-1/2 baths, large living room w/fireplace, and kitchen. Spotless home has many updates plus a 24' x 24' finished garage and municipal electric.

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

**FINAL SELLING PRICE:** \$ 96,800



### 6/16 LOOS REAL ESTATE AUCTION (held at Quetschenback auction above)

**Real Estate - selling 4 parcels:**

PARCEL #1: corner of Trimmer Road and Ridge Road - .75 acre in size zoned General Commercial Use

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

**FINAL SELLING PRICE:** \$ 18,700

PARCEL #2: 1.49 acres located on Trimmer Road. Approved building lot.

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

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

PARCEL #3: 2.27 acres located on Trimmer Road. Approved building lot.

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

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

PARCEL #4: 2774 Ridgeway Avenue, Greece. .90' x 250' (.52 acres) located on Trimmer Road. Approved building lot with all utilities..

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

**FINAL SELLING PRICE:** \$ 28,600

**Total Sale:** \$ 79,300

## 6/18 JOHN & GRETCHEN HOLTZ REAL ESTATE AUCTION

**Address:**

3940 East River Road, Henrietta, NY

**Real Estate:**

Circa 1870 historical farm house situated on lovely landscaped lot overlooking woods and wildlife with a 360 degree view of area. Features 1482 sq.ft. with refinished plank flooring, hi-eff furnace and central air. Rural location with 10 minute commute to RIT, shopping, etc.

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

**FINAL SELLING PRICE:** \$ 89,100



## 6/20 TIM BAUM REAL ESTATE AUCTION

**Address:**

530 Trimmer Road, Spencerport, NY

**Real Estate:**

1500 sq.ft. 3-4 bedroom farm house with garage and barn situated on lovely 16.5 acres with year round creek and woods. Many updates including new roof, carpet, linoleum, fresh paint and light fixtures.

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

**FINAL SELLING PRICE:** \$ 151,800



## 6/21 RICK COBB REAL ESTATE & CONTENTS AUCTION

**Address:**

4569 Hall Road, Clarendon, NY

**Real Estate:**

Contemporary style home with approx. 1812 sq.ft. Features include 3 bedrooms, 2 baths, sunken living room w/woodstove, large kitchen, and spacious loft area with 2nd floor deck. Also has 32' x 20' garage, small 1 stall horse barn with large fenced arena and situated on 5 acres of land.

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

**FINAL SELLING PRICE:** \$ 51,700



## 6/23 DENNIS BEAUMONT FIRE DAMAGED REAL ESTATE AUCTION

**Address:**

115 Myrtle Street, LeRoy, NY

**Real Estate:**

1572 sq.ft. two family partially burnt out home on quiet neighborhood street with 1 car detached garage. Previously assessed for \$74,900. Must be rehabbed by October 1, 2005

**CONFIRMATION LEVEL:** \$ 8,000

**FINAL SELLING PRICE:** \$ 7,700



## 6/23 ROBERT & MARGARET HARTMAN REAL ESTATE AUCTION

**Address:**

6896 Snake Road, Newark, NY

**Real Estate:**

Colonial style home with 2694 sq.ft. 5 bedrooms, 2 bathrooms, large living room, 2 family rooms, dining room, and eat-in kitchen. 3 wood stoves, in-ground pool, new roof, vinyl siding, replacement windows and new boiler. 40' x 60' heated pole barn and an older dairy barn w/shop, 29.76 acres of land. A well kept country home!

**CONFIRMATION LEVEL:** \$ 90,000

**FINAL SELLING PRICE:** \$ 159,500



## 6/28 STEVE KRYZALKA REAL ESTATE AUCTION

**Address:**

75 Mitchell Street, Rochester, NY

**Real Estate:**

Older colonial home with approx. 1200 sq.ft. Features 3 bedrooms, 1 bath, living room, dining room, and kitchen. Hardwood floors, natural trim, gas fireplace and detached garage.

**CONFIRMATION LEVEL:** \$ 10,000 for CASH only

**FINAL SELLING PRICE:** \$ 30,800



## 6/29 PAULINE WRIGHT REAL ESTATE AUCTION

**Address:**

1453 Kent Road, Carlton, NY

**Real Estate:**

01423 sq.ft. country home with attached garage on lovely landscaped 1.4 acre lot with barn. This home features hardwood floors, large eat-in kitchen, 2 bedrooms down and 2 bedrooms up. Newer mechanics. Assessed for \$57,700.

**CONFIRMATION LEVEL:** \$ 25,000

**FINAL SELLING PRICE:** \$ 39,600



## 6/30 BLANCHARD REAL ESTATE AUCTION

**Address:**

18 Geddes Street, Holley, NY and 16848 Ridge Road

**Real Estate:**

PARCEL #1: 18 Geddes Street - oldery style home with 1482 sq.ft. 3 bedrooms and 1 bath, many updates, needs finishing touches.

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

**FINAL SELLING PRICE:** \$ 36,300

PARCEL #2: 16848 Ridge Road - 1 acre in size. Public water and gas.

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

**FINAL SELLING PRICE:** \$ 7150.00



## 7/13 CYNTHIA LEWIS - WEBSTER REAL ESTATE AUCTION

**Address:**

1131 Shoecraft Road, Webster, NY

**Real Estate:**

3747 sq.ft. "like new" contemporary home with 2-1/2 car garage. This home features upper and lower living rooms with fireplace, 5 bedrooms, 2 baths, open kitchen-dining with gleaming hardwood floors.

**CONFIRMATION LEVEL:** \$ 190,000

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



## 7/15 HILLTOP GRAVEL REAL ESTATE AUCTION

**Address:**

Short Tract Road, Hunt, NY

**Real Estate:**

Former Hilltop Gravel Products. 139.38 acres, has approx. 50 acres of woods, with balance of acreage for mining purposes. Currently has mining permit for 62 acres with only 5 acres being mined. Great potential with many possible uses.

**CONFIRMATION LEVEL:** \$ NO RESERVE

**FINAL SELLING PRICE:** \$ 148,500



## 7/15 KEVIN AND DIANA BARKER REAL ESTATE AUCTION

**Address:**

17081 Norway Heights, Kendall, NY

**Real Estate:**

2 bedroom 1 bath lakefront year-round home with 60' of frontage on Lake Ontario. Home has large living room overlooking the lake with fireplace. Property has public water, cable, and Road Runner. Includes refrigerator, stove and washer/dryer.

**CONFIRMATION LEVEL:** \$ 45,000

**FINAL SELLING PRICE:** \$ 89,100



## 7/16 BILL & CAROLYN JOHNSON REAL ESTATE & GILFT SHOP AUCTION

**Address:**

75384 Brockport-Spencerport Road , Brockport, NY

**Real Estate:**

Ranch style building with approx. 1428 sq.ft. This residential property is currently used for commercial purposes (commercial variance). Well kept property can easily be used as a home and sits on .65 acre lot.

**CONFIRMATION LEVEL:** \$ 54,000

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



## 7/20 STAFFORD REAL ESTATE AUCTION

**Address:**

7898 Waterman Road, Stafford, NY

**Real Estate:**

Older style colonial home with 1732 sq.ft. Features 4 bedrooms, 1-1/2 baths, living room, dining room, kitchen and mudroom. Barn complex with 5 treed acres and sits on a dead end road.

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

**FINAL SELLING PRICE:** \$ 103,400



## 7/21 VIRGINIA DRYER HISTORICAL LANDMARK REAL ESTATE AUCTION

**Address:**

2550 East Avenue, Brighton, NY

**Real Estate:**

Circa 1880 historical colonial with carriage barn on 1.7 acre wooded lot. This stately home has a in-law apartment and the 94 year old owner retains life use of it. 3rd floor studio, fireplace, hardwood floors, stained glass windows and more. Gracious living

**CONFIRMATION LEVEL:** \$140,000

**FINAL SELLING PRICE:** \$ 226,600



## 7/22 COMMERCIAL (GULLIVER'S MOTEL) REAL ESTATE AUCTION

**Address:**

5050 Ridge Road, Parma, NY

**Real Estate:**

Selling former Gulliver's Motel. 10 unit motel and a 2055 sq.ft. two family home on 2 acres with 245' of road frontage. Zoned highway commercial w/ many allowable uses including car sales and repair.

**CONFIRMATION LEVEL:** \$ 90,000

**FINAL SELLING PRICE:** \$ 198,100



## 7/23 EST. DOROTHY SIERK REAL ESTATE AUCTION

**Address:**

1764 Broadway Road, Darien, NY

**Real Estate:**

Circa 1860 colonial on approx. 2 acre mature treed lot with 2 barns. 9 room home with 4+ bedrooms, 2 full baths, updated maple kitchen w/firplace, formal dining room w/built in china cupboard, hardwood floors, handsome staircase and more.

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

**FINAL SELLING PRICE:** \$ 90,200

