

AUCTIONEERS & REALTORS
(585) 494-1880
www.harriswilcox.com

2006 REAL ESTATE AUCTIONS

1/14 JOE PAPALIA REAL ESTATE AUCTION

Address:

1186 North Goodman Street, Rochester, NY

Real Estate:

Single family home with 1164 sq.ft. Features 2 bedrooms, bathroom, living room, dining room and kitchen. Has aluminum siding.

CONFIRMATION LEVEL: \$ 5,000

FINAL SELLING PRICE: \$ 12,500



2/18 FRIENDSHIP REAL ESTATE AUCTION

Address:

18 Depot Street, Friendship, NY

Real Estate:

The former Brody Pub. This two story building includes approx. 6160sq.ft. with tavern/restaurant on first floor. The second floor has a number of bedrooms that were used as rentals at one time. Building needs work

CONFIRMATION LEVEL: \$ 5,000

FINAL SELLING PRICE: \$ 13,750



2/25 ANITA TEARS REAL ESTATE AUCTION

Address:

170 Hinchler Road, Greece, NY

Real Estate:

Older style colonial home with 1440 sq.ft. Features include 3 bedrooms, 1-1/2 baths, living room, and kitchen. Has hardwood floors, new gas furnace and hot water heater and public water. Almost 2 acres. Interior needs some TLC, but has loads of potential

CONFIRMATION LEVEL: \$ 55,000

FINAL SELLING PRICE: \$ 67,100



3/11 BROCKPORT REAL ESTATE AUCTION (2 FAMILY HOME)

Address:

51 Adams Street, Brockport, NY

Real Estate:

Two family home located one block from college. One unit has 3 bedrooms, the other has 2. All separate utilities, parking for five cars, great rents (location), needs some TLC.

CONFIRMATION LEVEL: \$ 70,000

FINAL SELLING PRICE: \$ 88,000



3/18 "THE NEW FARM" REAL ESTATE AUCTION

Address:

1990 Route 19, Warsaw, NY

Real Estate Parcel #1:

Approx 13.78 acres together with a 60' x 100' steel framed building with concrete floor. Thoroughly insulated, serviced by electricity and propane gas. Also a 30' x 50' produce shed with open sides and gravel base and a mechanical building with restroom facilities.

Real Estate Parcel #2:

S\90' x 130' clear span steel framed building with approx. 23.84 acres. Building is thoroughly insulated, serviced by electric and propane gas. Extensive parking facilities and visibility. Excellent potential for commercial, agricultural marketing or retail enterprise.

HAD TO BE SOLD AS ONE PARCEL - As per Planning Board

CONFIRMATION LEVEL: \$ 220,000

FINAL SELLING PRICE: \$ 185,000



4/11 EST. DAINA JARKOWSKI REAL ESTATE AUCTION

Address:

106 Lake Street, Perry, NY

Real Estate:

Older style village home with 1676 sq.ft. Features 4 bedrooms, 1-1/2 baths, living room and large eat-in kitchen. Home has large garage and part new roof. Property backs up to Perry Village Park. Great place to raise your children.

CONFIRMATION LEVEL: \$ 30,000

FINAL SELLING PRICE: \$ 47,850



4/25 EST. RICHARD JOHNCOX REAL ESTATE AUCTION

Address:

9829 Simonds Road, Corfu, NY

Real Estate:

Nice country home built in 1865. Features 1842 sq.ft, 3 bedrooms, bathroom, living room, dining room, kitchen, den and great summer porch Has attached garage plus older barn. 19.7 acres of land.

CONFIRMATION LEVEL: \$ 60,000

FINAL SELLING PRICE: \$ 101,200



4/26 EST. JAMES RICH REAL ESTATE AUCTION

Address:

111-113 Holley Street, Brockport, NY

Real Estate:

Two family home located one block from the college. Lower unit has 3 bedrooms, living room, dining room, kitchen and brand new bathroom. Upper unit has 4 bedrooms, living room, den, computer area, kitchen and bathroom. Has vinyl siding, tear off roof in 2005, some replacement windows, and new electric service in 2004. Great rents!

CONFIRMATION LEVEL: \$ 80,000

FINAL SELLING PRICE: \$ 121,000



4/27 SENECA FALLS REAL ESTATE AUCTION

Address:

67 Auburn Road, Seneca Falls, NY

Real Estate:

Former Peaches Sports Bar. Large bar/dining area, large outside deck, 2 covered pavilions, Boccee courts, area for volleyball, horseshoes, and softball. Apartment above - all on 3.3 acres of land.

CONFIRMATION LEVEL: \$ 30,000

FINAL SELLING PRICE: \$ 33,000



4/28 VICTOR LAND AUCTION

Address:

1015 Raccoon Run, Victor, NY

Real Estate:

2.6 acre vacant unapproved wooded lot with small stream on rear of property.

CONFIRMATION LEVEL: \$ 10,000

FINAL SELLING PRICE: \$ 8030.00



4/29 TOM STARK REAL ESTATE AUCTION

Address:

4908 Culver Road, Barre, NY

Real Estate: Selling 2 parcels

Parcel #1: circa 1838 4 bedroom, 2 baths, living room, family room, new oak kitchen, dining room and summer porch. This home has been completely renovated - hardwoods, roof, vinyl, windows, plus all mechanicals. 55 acres with 30 acres woods

CONFIRMATION LEVEL: \$ 60,000

FINAL SELLING PRICE: \$ 143,000

Parcel #2: approx. 87 acres mostly tillable. Public water

CONFIRMATION LEVEL: \$ 100/acre

FINAL SELLING PRICE: \$ 825/acre or \$ 71,940.00



5/2 BETTY BENZING REAL ESTATE AUCTION

Address:

184 Hubbell Road, Spencerport, NY

Real Estate:

Selling beautifully maintained 20 acre horse farm with 4000 sq.ft. custom brick home with inground pool and spa tub, 16 stall horse barn w/heated tack room and indoor riding arena. 4 bedrooms, 3-1/2 baths, central air, oak staircase and trim, and hardwood flooring. Adjacent to Mon. Co. Northhampton Park with horse trails, hiking, skiing, etc.

CONFIRMATION LEVEL: \$ 350,000

FINAL SELLING PRICE: \$ 409,200



5/4 EST. SUSAN DRAKE-MASON REAL ESTATE AUCTION

Address:

5380 Buffalo Road, Churchville, NY

Real Estate:

1500 sq.ft. Cape Cod home with unfinished upper level and 2 car garage situated on 1.7 acre rural lot. This home features new kitchen, 3 year old roof and siding, Anderson windows, gas fireplace, central air and rear enclosed porch and deck.

CONFIRMATION LEVEL: \$ 50,000

FINAL SELLING PRICE: \$ 122,100



5/9 EST. HENRY & MARY WIECJOREK REAL ESTATE AUCTION

Address:

4165 North Millgrove Road, Alden, NY

Real Estate:

Older style colonial home built in 1892 with 2150 sqq.ft. Features 5-6 bedrooms, 2 baths, 2 living rooms, dining room, and home has 2nd kitchen. Has unspoiled natural trim, hardwood floors, and is ideal for growing family or in-law situation. 6+ acres with a two car garage and small barn complex.

CONFIRMATION LEVEL: \$ 70,000

FINAL SELLING PRICE: \$ 114,400



5/11 JOHN FRENCH REAL ESTATE AUCTION

Address:

73 Barry Street, Brockport, NY

Real Estate:

Cape Cod with 2 bedrooms, living room, kitchen, and bathroom. Hardwoods throughout, but needs some TLC. Unfinished attic area. Great starter home.

CONFIRMATION LEVEL: \$ 25,000

FINAL SELLING PRICE: \$ 61,600



5/16 JOYCE VEMBRE REAL ESTATE AUCTION

Address:

588 Root Road, Sweden, NY

Real Estate:

Colonial style home built in 1987 with 1866 sq.ft., 3 bedrooms, 2 baths, large living room w/fireplace, dining room, and sewing room. Sits on 37 acres with approx. 10 acres woods and some tillable. Sits well off the road for optimum privacy.

CONFIRMATION LEVEL: \$ 100,000

FINAL SELLING PRICE: \$ 198,000



5/17 BROCKPORT 4 UNIT APARTMENT REAL ESTATE AUCTION

Address:

23 North Main Street, Brockport, NY

Real Estate:

4 unit apartment building. One 2 bedroom 2 bath; two 1 bedroom 1 bath; and one 2 bedroom 1 bath apartments. Separate utils. Vinyl siding and off street parking.

CONFIRMATION LEVEL: \$ 40,000

FINAL SELLING PRICE: \$ 93,500



5/18 LEONARD & LINDA McGRATH REAL ESTATE AUCTION

Address:

820 Bennington Drive, Greece, NY

Real Estate:

4 bedroom Cape Cod style home in move-in condition. Property includes 1-1/2 car garage and shed. Home has some hardwood floors and 3 year old gas forced-air furnace.

CONFIRMATION LEVEL: \$ 30,000

FINAL SELLING PRICE: \$ **69,300**



5/24 ESTATE OF ROBERT WILTING REAL ESTATE AUCTION

Address:

16435 Ridge Road, Murray, NY

Real Estate:

Riased ranch home situated on 5 acres. Features of upper living are include 3 bedrooms, 2 bathrooms, living room and eat-in ktichen. Finished lower area with large family room. 28' x 30' garage/shop, small pond, and some woods. Also commercial uses allowed.

CONFIRMATION LEVEL: \$ 40,000

FINAL SELLING PRICE: \$ **67,650**



5/25 ESTATE OF HELEN RUTH KACZMARK REAL ESTATE AUCTION

Address:

351 Coldwater Road, Gates, NY

Real Estate:

4 bedroom Cape Cod home on 20 acre homestead with 2-3 car garage/workshop and barns. Woods with some timber. Home needs new roof and remodeling

CONFIRMATION LEVEL: \$ 50,000

FINAL SELLING PRICE: \$ **150,700**



6/1 BOCES STUDENT MADE HOUSE AUCTION

Address:

3589 Big Ridge Road, Spenceport, NY

Real Estate:

Selling 1404 sq.ft. modular ranch style home to be moved to your lot. Features include 3 bedrooms, 2 baths, country kitche and large living room.

CONFIRMATION LEVEL: \$ 25,000

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

NO PICTURE AVAIL.

6/2 PORT BAY REAL ESTATE AUCTION

Address:

8346 Roney Road, Wolcott, NY

Real Estate:

3000 sq.ft. 4 bedroom 3 bath recently remodeled hill top home overlooking Port Bay and Lake Ontario. New Brookhaven kitchen Pergo flooring, new carpet, 3 new baths, upstairs laundry, stone fireplace, 3-1/2 car garage and security system on 2.6 acres. King size master suite and deck. Exceptional!

CONFIRMATION LEVEL: \$ 90,000

FINAL SELLING PRICE: \$ 148,500



6/3 IRONDEQUOIT REAL ESTATE AUCTION (JEFF WELCH)

Address:

3516 St. Paul Blvd, West Irondequoit, NY

Real Estate:

Unique 3000" sq.ft. colonial set up with in-home office for a professional, in-law or teen suite. Features gleaming hardwoods, hand carved architectural woodwork, stained glass, fireplace and wood stove. Immaculate!

CONFIRMATION LEVEL: \$ 120,000

FINAL SELLING PRICE: \$ 165,000



6/9 ESTATE OF MICHAEL K. PHILLIPS REAL ESTATE AUCTION

Address:

24 Hughes Place, Charlotte, NY

Real Estate:

2000+ sq.ft. colonial with walk-out basement situated on multi terraced fenced lot overlooking the Genesee River and St. Johns Park. Home features rear sun room and master bedroom with access to multi-layered decks. Work in progress!

CONFIRMATION LEVEL: \$ 25,000

FINAL SELLING PRICE: \$ 59,400



6/13 GEORGE & MARGE CUNNINGHAM REAL ESTATE AUCTION

Address:

27 Munger Street, Bergen, NY

Real Estate:

1800 +/- sq.ft. family home on quiet village street with 4 spacious bedrooms and 2 full baths. Home features new roof, updated electric and some hardwood floors. Assessed for \$86,300.

CONFIRMATION LEVEL: \$ 40,000

FINAL SELLING PRICE: \$ 85,800



6/15 EST RALPH LOMBARDO REAL ESTATE AUCTION

Address:

71 Burben Way, Gates, NY

Real Estate:

neat ranch style home. Features 2 bedrooms, bathroom, modern kitchen and living room. Home has many updates including mechanicals. A great home for the single person or retirement couple. Assessed for \$61,000.



CONFIRMATION LEVEL: \$ 36,000

FINAL SELLING PRICE: \$ 47,300

6/15 EST. EUGENE C. MAZZOLA LAND AUCTION

Address:

McMahon Road, Birdsall, NY

TOTAL SALE: \$ 171,127.61

Real Estate:

Selling 17 parcels of vacant land. Range from 5-43 acres in size. All parcels are mostly wooded, some have stream and a couple ponds. Great hunting/recreation area.

CONFIRMATION LEVEL: \$ 100/acre on first 7 parcels sold

- PARCEL #1: 5.1588 acres - FINAL SELLING PRICE: \$ 1000/acre or \$ 5,674.68
- PARCEL #2: 5.0245 acres - FINAL SELLING PRICE: \$ 1200/acre or \$ 6,632.34
- PARCEL #3: 5.1245 acres - FINAL SELLING PRICE: \$ 1200/acre or \$ 6,764.34
- PARCEL #4: 5.0245 acres - FINAL SELLING PRICE: \$ 1200/acre or \$ 6,632.34
- PARCEL #5: 5.0245 acres - FINAL SELLING PRICE: \$ 950/acre or \$ 5,250.61
- PARCEL #6: 5.0041 acres - FINAL SELLING PRICE: \$ 950/acre or \$ 5,229.29
- PARCEL #7: 5.0143 acres - FINAL SELLING PRICE: \$ 800/acre or \$ 4,412.58
- PARCEL #8: 5.1245 acres - FINAL SELLING PRICE: \$ 800/acre or \$ 4,509.56
- PARCEL #9: 5.0347 acres - FINAL SELLING PRICE: \$ 800/acre or \$ 4,430.54
- PARCEL #10: 5.0448 acres - FINAL SELLING PRICE: \$ 650/acre or \$ 3,607.03
- PARCEL #11: 5.0550 acres - FINAL SELLING PRICE: \$ 650/acre or \$ 3,614.33
- PARCEL #12: 5.0652 acres - FINAL SELLING PRICE: \$ 600/acre or \$ 3,343.03
- PARCEL #13: 5.0754 acres - FINAL SELLING PRICE: \$ 600/acre or \$ 3,349.76
- PARCEL #14: 5.0943 acres - FINAL SELLING PRICE: \$ 600/acre or \$ 3,362.24
- PARCEL #15: 43.3307 acres - FINAL SELLING PRICE: \$ 750/acre or \$ 35,747.83
- PARCEL #16: 43.3307 acres - FINAL SELLING PRICE: \$ 750/acre or \$ 35,747.83
- PARCEL #17: 43.4173 acres - FINAL SELLING PRICE: \$ 750/acre or \$ 35,819.28

6/22 EST. LESTER FOLEY REAL ESTATE AUCTION

Address:

7181 Buffalo Road (Rt. 33), Churchville, NY

Real Estate:

colonial home built in 1845 and situated on 132 acres. Home needs some TLC but has loads of potential Also 35' x 50' barn

CONFIRMATION LEVEL: \$ 90,000

FINAL SELLING PRICE: \$ 247,500



6/23 ROCHESTER (MEYN) REAL ESTATE AUCTION

Address:

234 Masseth Street, Rochester, NY

Real Estate (2 parcels):

Parcel #1: 234 Masseth Street - older style colonial with 3 bedrooms, 1 bath, hardwoods and all set to mov in. New replacement windows.

CONFIRMATION LEVEL: \$ 10,000

FINAL SELLING PRICE: \$ 23,100



Parcel #2: 232 Masseth Street - this house has 4 bedrooms, 1 bath with hardwoods. Also has new replacement windows.

CONFIRMATION LEVEL: \$ 10,000

FINAL SELLING PRICE: \$ 19,800



6/28 HAMLIN (KRUGER) REAL ESTATE AUCTION

Address:

710 Walker Lake Ontario Road , Hamlin, NY

Real Estate:

Older style colonial built in 1823. Features 3 bedrooms, 1 bath, living room, dining room, and kitchen, vinyl siding, public water. 3.386 acres

CONFIRMATION LEVEL: \$ 20,000

FINAL SELLING PRICE: \$ 46,750



7/12 BUD HENDERSHOT REAL ESTATE AUCTION

Address:

1360 West Avenue, Hilton, NY

Real Estate:

Circa 1880 Victorian home on 1.4 acre country lot. Currently used as two family, could be easily restored to a single home. 2400 sq.ft. with beautiful natural wood work, hardwood floors and fireplace.

CONFIRMATION LEVEL: \$ 80,000

FINAL SELLING PRICE: \$ 108,900



7/13 STEPHEN & SANDRA BUCEK REAL ESTATE AUCTION

Address:

2185 Gaines Road, Carlton, NY

Real Estate:

4 bedroom 2 bath colonial farmhouse with barn situated on 47 acre parcel. Partially finished new kitchen with new cupboards ready for installation. Lot includes 4 acres of older woods. Assessed for \$102,700

CONFIRMATION LEVEL: \$ 30,000

FINAL SELLING PRICE: \$ 88,000



7/18 PT. BREEZE REAL ESTATE AUCTION

Address:

14437 Lakeshore Road, Town of Carlton, NY

Real Estate:

1200 sq.ft. year round home with 41' waterfrontage on Lake Ontario. Completely remodeled with new white kitchen and 1-1/2 baths. Public water.

CONFIRMATION LEVEL: \$ 50,000

FINAL SELLING PRICE: \$ 101,200

Parcel #2: 100' x 150' vacant land across from house Public water access

CONFIRMATION LEVEL: \$ 5,000

FINAL SELLING PRICE: \$ 25,300



7/20 RICHARD HILL REAL ESTATE & HOUSEHOLD AUCTION

Address:

7592 Byron-Stafford Road, South Byron, NY

Real Estate:

Circa 1900 charming country colonial with formal foyer with beautiful oak staircase, large living room w/fireplace, formal dining room with oak built-in cabinets. 2600+ sq.ft. living space with full attic and detached 2 story barn/workshop.

CONFIRMATION LEVEL: \$ 40,000

FINAL SELLING PRICE: \$ 77,000



7/25 EST STEWART HAYES REAL ESTATE AUCTION

Address:

29 Gatewood Avenue, Gates, NY

Real Estate:

4 bedroom Cape Cod home with fenced yard and shed on quiet tree lined street. This home has a new oak kitchen, vinyl siding, newer roof and windows, hi-efficiency furnace, and hardwood floors. Assessed for \$76,300.

CONFIRMATION LEVEL: \$ 20,000

FINAL SELLING PRICE: \$ 73,700



7/21 ROCHESTER CITY (JOHN BASSFORD) REAL ESTATE AUCTION

Address:

26-30 Parkway Avenue, Rochester, NY

Real Estate:

2 bedroom home and the old "Veltre Bakery" situated on 4 city lots with fenced parking for 7 cars with potential for 50+ car parking. Home rents for \$550 per month plus utilities. Great business opportunity. 1 block from Paetec Park Stadium Current C of 0.

CONFIRMATION LEVEL: \$ 10,000

FINAL SELLING PRICE: \$ 19,800



Address:

70 Costar Street - Rochester, NY

Real Estate:

4 bedroom home with updated electric and plumbing and newer roof. Current rent is \$650 per month plus utilities. Current C of O

CONFIRMATION LEVEL: \$ 10,000

FINAL SELLING PRICE: \$ 16,500



7/27 CLARENDON REAL ESTATE & CONTENTS AUCTION

Address:

5775 Holley Byron Road (Rt. 237), Clarendon, NY

Real Estate:

Former Jericho Fellowship Church. This one story block building has approx. 2993 sq.ft. and has been well maintained. Mostly open space with 2 bathrooms, office and several small rooms. Sits on 1/2 acre parcel of land.

CONFIRMATION LEVEL: \$ 30,000

FINAL SELLING PRICE: \$ 48,400



7/28 JOHN BASSFORD REAL ESTATE AUCTION

Address:

80 Gough Road, Churchville, NY

Real Estate:

Secluded 2-3 bedroom 2 bath older Cape Cod home situated on 3.4 partially wooded acres near NYS snowmobile trail where wildlife abounds. This county home is only 15 minutes to Rochester and 8 minutes from Brockport for shopping.

CONFIRMATION LEVEL: \$ 45,000

FINAL SELLING PRICE: \$ NOT SOLD

