

# BEN HIGGINS REALTY & AUCTION CO., LLC.

Ben A. Higgins Broker & Auctioneer

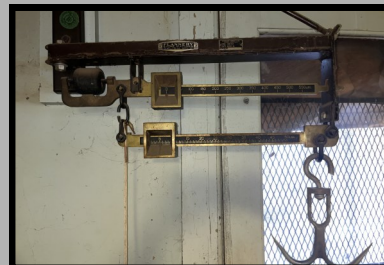
Ben F. Higgins Realtor & Auctioneer

Brad Higgins, Auctioneer

Benjamin N. Higgins, Realtor & Auctioneer

**740-387-5111/www.higginsauctions.com**

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## REECE'S MARKET REAL ESTATE AND CHATELS AUCTION

**SAT. JAN. 3, 2026 @ 9:30 AM**

**Location:** 127 E. Main St. Caledonia, OH 43314, 9 mi. E. of Marion, 13 mi. S.W. of Galion.

Jack & Barb Reece & family operated this market for over 55 yrs. Take a step back in time and enjoy this wonderful offering from a long time cornerstone of Caledonia

**Auction Order:** Starting on antiques & misc. items for approx. 1 hr., Real Estate @ 10:30, Major Grocery Store & meat equip. will sell after real estate. Possible 2 auction rings. Many items will be sold in climate-controlled store. Some items outside dress accordingly.



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**ABSOLUTE REAL ESTATE (SELLS @10:30):**Selling 7 total parcels. (Auditor Parcels # 050050001100, 05005000900, 050050000800, 05005000700, 050050001200, 050050001400, 050050001500) as one unit to the highest bidder regardless of price! Historical Commercial Brick two story set of buildings built in 1897. This grand structure has so many possibilities with 4 former store fronts with separate entrances on the square in downtown Caledonia, being on corner of E. Main and E. Marion Streets with 3 parcels having 7,500 +/- sq. ft. of blacktop paving for lots of valuable town parking. The buildings boast of 11,502 +/- total sq. ft. The land encompasses 16,394 +/- total sq. ft. with investment opportunities potentially offering meat shop, small retail, warehouse, office, multi- apartments, lofts, private club, fraternity prospects and more! Second story rooms have had newer replacement windows & downspouts. Grocery store side had a new 2008 standing seam metal roof installed. Property appears to have had separate utilities with gas, city sewer and water. Currently the only utilities on are grocery side which has gas heat and elect. on. Buildings are in need of repairs but still have a grand historic stature to them including second story lodge rooms, \$2,338.30 is the total combined yearly taxes per year. Terms 10% down (non-refundable) with balance due in 45 days. 10% buyers premium will be in effect and added to the final bid price to establish final contract price. Taxes prorated to closing. Selling in as-is condition and not contingent on financing or inspections. To view please call our office.

**MEAT AND GROCERY EQUIP. AND RELATED (SELLS AFTER REAL ESTATE):** 12' L x 6 ½' W. x 9' H walk-in cooler; 30+ S.S.meat hooks; Pinnacle 8' porcelain meat showcase; Globe gravity feed elect. slicer; Hobart ¼ hp meat grinder; Nestle 52" ice cream freezer w/ sliding glass top; 7' Acco Ice cream freezer; 5 ½' 4 door lift top ice cream tub freezer; 10' Sherer produce cooler w/ glass front; 10' Sherer dairy cooler; 30" x 60" 6 leg butcher block w/ knife holder; 6' x 26" wood meat wrapping table w/ paper holder; (2) rolls butcher paper; lg. Crosley chest freezer; Dayton/ Hobart porcelain scale; Hobart mod. 4212 elect. meat grinder single phase; 11' wood open produce display; over 100' wood store shelving, misc. wire racking, 11' check out station w/ belt conveyor; (12) grocery carts; sev galv. meat hooks; etc.

**COUNTRY STORE-PRIMITIVES- ANTIQUES:** Wall mount 600# Fairbanks Morse dbl. brass beam swinging meat scale; Wards Home elect. milk pasteurizer; Farm Master hand crank cream sep.; Isaly Dairy 25" lighted sign; Hamilton Watch Time, oval lighted adv. clock, Carroll's Jewelry Store Marion, OH.; Wagner #1 C.I. hand crank stuffer w/ Salem Tool Co. Salem, OH. tag; C.I. coin operated gumball/peanut mach.; (3) DR Grabow pipe adv. bd. w/ 3 pipes; 1930's Hobart mod. 2026 elect. coffee mill; Troemner no. # 3 C.I. counter scale; galv. honey

extractor; Copper boiler w/ lid; (2) Enterprise no. 12 meat grinder; 18" C.I. paper holders; Fairbanks Morse 100# platform scale; Hillbilly Bread employee store vest; (2) Enterprise sausage stuffers; AE Monnett Co. Caledonia, OH level; Dr. Axthelm Caledonia bottle; Smart's Farm Equip. IH Plain City wall therm.; Carpet Tack adv. store counter box; slaw cutters; meat saws; Delco-Light glass battery box; 1962 & 65 Hill Motor Sales Caledonia wall calendars; 1955 Reed & Straley Good Year tires Caledonia, Oh cal.; Flannery Store Fixtures Gal., Oh, May Hardware Caledonia 90's calendars; (5) Wringer Washer Mach's.; (3) square to include; Maytag, Speed Queen, (3) dbl. gal. wash tubs, wood wash tub rack; Lg. galv. wash tub; C.I. Humphrey's Mansfield, Oh pitcher pump; No. 1.5 C.I. coffee grinder; (3) wood child's sleds; (2) wood barrels; cider barrel; wood powder keg; milk can, Balt. Oysters can; (3) wood stenciled egg crates "Golden Rule" Bucyrus, Oh; misc. old soda bottles; sev. adv. tins; black rotary phones; C.I. dutch oven; new 8-track tapes, sev. used records; RC Cola racing adv. pedal car, new; (3) child's rolling shopping carts; 10 gal. crock; barn lanterns, 1 red globe; bean pot; (2) dry cell paper batteries; wood croquet set; Schwinn Debutante ladies bike; (2) lightning rods with ball; vint. cigarette butt cans; nail kegs; 12+ bu. baskets; cross cut & buck saws; Nickels Bread hanging hot dog adv. sign; Coca-Cola store display rack; cigarette cardboard posters; 20" tall umbrella stand, Burly winter; lots of aqua & clear wire lid & zinc lid jars; lots of canning jars; WWII Iwo Jima pict.; Purina feed bag, Diamond Crystal 15# bag; Green carnival punch bowl set; 12+ milk bottles to include: Clegg's Hopewell, Jewell, Isaly, Delaware; apple butter stirrer; Lux windup alarm clock w/ monkey & organ grinder;

**ANTIQUÉ FURNITURE:** 2pc. baker's cabinet w/ possum belly; cottage style Beethoven 18-pull pump organ; prim. 24" x 87" wood bath tub w/ galv. liner; Vict. marble top parlor stand; (3) gate leg, drop leaf tables; (3) drop leaf tables, cherry & oak; kitchen dinette set; cottage style kitchen table; Dayton 4 blade fan; wood racks; cedar chest; Seth Thomas 8 day, half hour strike mantle clock; J&M brass single bed; rope bed; (8) oak child's chairs; wood commode; 50's Hot Point 40" porcelain 4-burner elect. range; sev. solid wood doors; (20) old 38" x 47 ¼" dbl. hung windows (out of orig. building); (6) green shutters; wood tavern booth; bev. glass wall mirror; lots of ant. furn. in the rough; (2) knee hole desk, 1 bow frt.; pine dry sink; old theater seats;

**ANTIQUÉ STOVES-COOK STOVES:** Radiant Home cast iron pot belly stove; Zigler porcelain upright heat stove; C.I. Atlanta Stove Works wood burning stove w/ lift top; kero. cook stove; Ashley automatic free standing wood & coal stove w/ blower; Lily free standing wood stove;

**Owner:** Barbara Reece

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