

FARM EQUIPMENT-COMBINE-TRACTORS- OLD FASHION FARM AUCTION

Real Estate & Personal Property

SATURDAY AUGUST 6, 2016 @ 10:00A.M.

11625 CENTRAL AVE, SWANTON OH 43558

Directions: West of Toledo on Central Ave, between
Raab Rd. & St Rt 295.

Located close to Secor Metropark & City Amenities

Real Estate offered @ 12noon



Owner: Victor R, Langenderfer,
Susan M. Truckor Trustee

Open: Tuesday August 2 from 5-6:30p.m., or
shown by appointment, call auctioneers.

Tax parcel: TBD, Richfield Twp, Lucas County
Taxes: To be determined
Lot size: 5 Acres, selling with new survey
Sq. Ft. 2139
Built: 1870

Main Floor

Kitchen: 15'9 x 16'4 Linoleum floor, stove & refrigerator stay
Living Room: 15'4 x 15' Carpet
Dining Room: 15'3 x 18'3 Carpet
Bedroom: 15'3 x 13'9
Bath: 9' x 8'7 Full

Upstairs

Bedroom: 15'4 x 10'3 Wood floor
Bedroom: 15'4 x 15'3 Wood floor
Bedroom: 12'8 x 12'2 Wood floor, closet
Bedroom: 17'1 x 15'7 Wood floor, closet
Foundation: Full basement w/washer & dryer hookup, sump pump

Walls: Plaster
Heat: Hot water boiler heat, natural gas-Ohio Gas
Roof: Metal, approx. 4-5 years old
Electric: Fuse box
Water: Shallow well located south of house next to driveway
Sewer: Septic, tank located just east of house
Water Heater: 50gal. electric
Driveway: Gravel
Schools: Evergreen

BARNS

50' x 60' Quansent barn w/concrete floor.
55' x 40' Hip Roof barn w/concrete floor.
36' x 70' w 30' x 71' Lean to, metal roof approx. 7-10 yrs. old



www.whalenauction.com

Personal Property selling same day consisting of combine, tractors, farm equipment, lawn mowers, antiques, collectibles, barn items, toys, tools, garage items, household furniture & furnishings & more.

Terms: \$3,000.00 down day of the auction, in certified funds w/balance at closing. Closing held on or before 45 days. Have finances ready, selling with immediate confirmation "as is" "where is". No Buyer's Premium. Possession at closing. Selling subject to Lucas County Split approval. Selling with new survey. Announcements made the day of the auction take precedence over printed materials. All information on this flyer was derived from sources believed to be correct but not guaranteed.

WHALEN REALTY & AUCTION LTD
419 875-6317, Please Call Mon-Fri. from 8am-4pm.
Email info@whalenauction.com
Auctioneers: John & Jason Whalen, Mike Murry
Information herein deemed reliable but not guaranteed

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