

# REAL ESTATE AUCTION

THURSDAY AUGUST 18, 2016 @ 5:00P.M.

1526 CO. RD. A, LIBERTY CENTER OH 43532

Located West of Neapolis on Providence Neapolis  
Swanton Rd. to West on Co. Rd. A.

20 ACRES- NEXT TO STATE FOREST & CLOSE TO WABASH  
CANNONBALL TRAIL & White Pines Golf Course

**Open:** Tuesday  
August 9 from 5-  
6:30p.m., or shown  
by appointment, call  
auctioneers.

Tax parcel: 25-048024-00.000, Swancreek Twp Zoned,  
Fulton Co.  
Taxes: \$1,107.05 per half year  
Lot size: 20acres, Approx. 660' x 1320'  
Sq. Ft. 1504  
Built: 1971

[www.whalenauction.com](http://www.whalenauction.com)

Kitchen: 14'3 x 18'8 Eat in, laminate floor, appliances stay  
(dishwasher not working)  
Family Room: 13' x 22' Carpet, wood burning fireplace (not working)  
Living Room: 15'4 x 22'1 Carpet  
Bedroom: 9'8 x 10' Carpet, closet, built in shelves  
Bedroom: 10'9 x 10'7 Carpet, closet  
Bedroom: 12'1 x 15'5 Carpet, dbl closet, ceiling fan  
Bath: 1 1/2  
Utility: Washer/dryer stay  
Garage: 2 Car attached, attic access  
Foundation: Crawl, access outside by back door.  
Heat: Baseboard hot water boiler heat, propane.  
Propane leased through Kinsman in Archbold.  
Air: Central, furnace in attic  
Roof: Asphalt Shingle  
Electric: 100 amp, Tri-County.  
Water: Well, located back yard  
Sewer: Septic, located front yard.  
Water Heater: 40 gal. propane  
Windows: Champion vinyl windows, updated.  
Driveway: Stone & concrete  
Schools: Liberty Center  
Extras: Culligan Water softener system owned. Attic fan, pond.  
Note: Old deep well located on side yard, not being used.



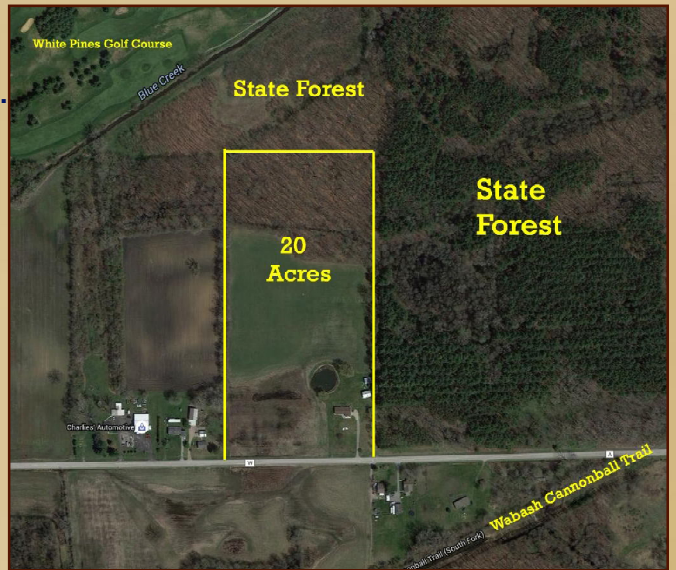
20 Acre Estate Property! Perfect for the outdoor enthusiast next to the State Forest for the hunters and walking distance to White Pines Golf Course and Wabash Cannonball Trail. Many updates in this 3 bedroom 1 1/2 bath ranch w/2 car attached garage & 2 buildings. 5 acres of woods & 10+ acres tillable. Be prepared, so much to offer! Liberty Center Schools. See [www.whalenauction.com](http://www.whalenauction.com) for terms & flyer!

**10.55 Tillable Acres-Mostly GR**  
**5.55 Wooded acres**

## BUILDINGS

36' x 24' Stick built frame construction,  
aluminum siding, concrete loor, ceiling height 12',  
2 overhead doors, 220 electric.  
24' x 30' Aluminum siding, dirt floor, garage door.

**Owner: Nancy Smitley**



**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 of house & building at closing., possession of farmground after fall crops removed. 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.

419 875-6317, Please Call Mon-Fri. from 8am-4pm.

Email [info@whalenauction.com](mailto:info@whalenauction.com)

Auctioneers: John & Jason Whalen, Mike Murry

Information reliable but not guaranteed

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REALTY & AUCTION, LTD.