

Real Estate Auction



4 Bedroom Home on 1.45 Acres
Wednesday, July 28, 5:00 PM

Get Prepared—This is your opportunity to come and bid on this great family home. Just outside of City Limits. Many improvements and updates complete with 16 x 28 work shop. You will love the country décor.



Directions: Co Rd D just east of St Rt 108.

OPEN FOR INSPECTION:
Monday, July 19, 5:00—6:30 PM or
shown by appointment Call Auctioneer.

Owner: Lawrence & Wendy Hite

Terms: \$2,000.00 down in certified funds w/balance at closing. Closing held on or before 45 days. Possession at closing. Have finances ready, selling with immediate confirmation. No Buyer's Premium. 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. Dimensions are approximate. Buyers need to rely entirely on their own judgment and inspections of property records. Any other terms & conditions will be announced the day of the auction and take precedence over printed material.

WHALEN WHALEN
REALTY & AUCTION, LTD.

Information contained herein deemed reliable, but not guaranteed.

AUCTIONEERS—John & Jason Whalen, Michael Murry - Office 419-337-7653 or 419-875-6317



Tax Parcel: 05-008204-00-000
 Built 1870/1628 Sq Ft
 Lot Size 240' x 264' (1.45 Acres)
 Year Taxes: \$2,479.68
 Clinton Twp/Wauseon Schools
 Vinyl Siding
 Asphalt Shingle Roof (2010)
 Vinyl Replacement Windows
 Crawl Foundation
 Well in Lilac Bush
 Septic SW of House



Living Room 12' x 23' Woodburner/Pergo Wood Plank Vinyl Floor
 Galley Kitchen 8' x 13' Stove/Refrigerator/Dishwasher/Microwave
 Breakfast Noon 13' x 12' Tile
 Floor
 Media Area 9' x 11'
 Bedroom 10' x 13' Main Floor
 Bedroom 15' x 11' Main Floor
 Bedroom 12' x 14' Up
 Bedroom 12' x 14' Up
 1 Full Tile Bath Main Floor
 Utility Room 12' x 14'
 Canning Room 12' x 14'



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**13417 Co Rd D
 Wauseon, OH**

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216 E Linfoot
 Wauseon, OH 43567