

# Real Estate & Personal Property Auction



**Open for Inspection:** Tuesday August 10 from 5-6:30pm.  
Or shown by appointment, call auctioneer.

**1118 Co Rd C  
Swanton, OH 43558**

Directions: Co Rd C, between Rds 1 & 2

## Wednesday August 18, 10:00AM

**4 bedroom, 1 1/2 bath ranch home on 1 acre.  
Built in 1972 - Swanton Schools**

Tax Parcel 26-052232-00.000, Fulton Co, Swancreek Twp.  
Taxes \$1,724.16 / Year  
Year Built 1972  
Sq. Ft. 1584  
Lot Size 200'x 217' 1 Acre

Living Room 12'x 28'  
Family Room 12'x 18'  
Kitchen 12'x 12' Stove, Refrigerator, Corian Countertops  
Bedroom 10'x 11'  
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Baths 1 1/2  
Foundation Block on crawl, access bedroom closet  
Electric 100amp breaker  
Exterior Cedar & Vinyl Sided  
Roof Asphalt shingle  
Heating Electric  
Cooling Window  
Water Heater 45 Gallon Electric  
Water Well, sand point front yard  
Sewer Septic, backyard  
Garage 22'x 24' Attached, 24'x 28' Detached  
Driveway Gravel  
Schools Swanton

**Owner: Michelle J Schwind Trustee**

**WHALEN** WHALEN  
REALTY & AUCTION, LTD.

**Personal property including cars,  
tractor, tools, household, & misc.**



**Terms:** \$2,000.00 down the day of the auction in certified funds w/balance at closing. Closing held on or before 40 days. Have finances ready, selling with immediate confirmation. No buyer's Premium! Possession at closing. Announcements made the day of the auction take precedence over printed materials. All information derived from sources believed to be correct but not guaranteed. Dimensions are approximate. Buyers need to rely entirely on their own

**Auctioneers: John & Jason Whalen, Mike Murry 419-337-7653, 419-875-6317**