

Real Estate and Personal Property Auction

Walbridge, OH

Selling Absolute



301 Parkview Dr

Directions: Just west of Interstate 280 on Union St to Parkview Dr, North.

Saturday, July 24, 10:00 AM

SOLD TO THE HIGHEST BIDDER.

Great Walbridge location all brick ranch home, 3 bedroom, 1 1/2 baths on corner lot. Get Prepared!

Personal Property To Follow Real Estate

Personal Property consisting of everyday antiques and household.

Owner: Judith Lober

Living Room: 13' x 18'
Dining Room: 12' x 14'
Kitchen: 10' x 17' Stove/Refrigerator/Dishwasher
As Is
Family Room: 16' x 24' Fireplace
One Full Bath / One Half Bath
Bedroom: 9' x 10'
Bedroom: 13' x 14'
Bedroom: 10' x 13'
Summer Porch: 8' x 12'
2 Car Attached Garage

Wood Floors under carpet except kitchen and family room.

OPEN FOR INSPECTION: Monday, July 12, 5:00—6:30 PM or shown by appointment Call Auctioneer.

Terms: \$5,000.00 down in certified funds w/balance at closing. Closing held on or before 45 days; Possession at closing. Have finances ready, selling **ABSOLUTE TO THE HIGHEST BIDDER.** 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

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OPEN FOR INSPECTION: MONDAY, JULY 12, 5:00—6:30 PM.

Forced Air Heat/Central Air
Concrete Drive
Lake Schools
Lake Township



Tax Parcel: H31-712-040302010000
Year Taxes: \$2,668.70
Lot Size: 100' x 137'
Built 1959
1712 Sq Ft
Brick Exterior
Asphalt Shingle Roof—2 Yrs Old
Vinyl Windows (except LR)
Re-enforced Block Foundation
Full Basement
100 Amp Breaker
45 Gallon Gas HW Tank (2017)

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216 E Linfoot
Wauseon, OH 43567