

REAL ESTATE AUCTION-PERRYSBURG OH

Zoned "OS" Office and Service



13107 Roachton Rd. Perrysburg, OH 43551

Wednesday September 29, 2021 @ 5pm.

Versatility arises with this 2.5acre brick ranch & 50' x 72' pole barn with office across from Levis Commons & close to Perrysburg High School. Zoned "OS" office and Service. Great Opportunity! City of Perrysburg, selling 2 parcels together.



50' x 72' partially stoned concrete w/Office & restroom.

Tax Parcel Q61-100-24000006000 & Q61-100-24000005000
Zoned Perrysburg Twp, Wood Co.
Taxes "OS" Office and Service
Year Built \$5,672.46 per year total
Sq. Ft. 1978
Lot Size 1820
Approx. 250' x 435', 2.5 acres

Living Room	22'2 x 13'9	Carpet, closet
Kitchen	22' x 16'5	Vinyl tile floor, dishwasher, elec. stove, microwave
Master Bedroom	17'3 x 15'1	double closets, carpet
Bedroom	11'6 x 15'1	Carpet, closet
Bedroom	11'5 x 11'9	Carpet, closet
Master Bath	7'10 x 7'4	Linoleum floor
Full Bath	7'8 x 7'	Linoleum floor, double sink
Half Bath	2'8 x 6'	
Utility Room	8'8 x 22'	Sink, washer/dryer hookup
Foundation	Crawl, access by back door	
Electric	200amp , Toledo Edison	
Exterior	Brick	
Roof	Asphalt shingle	
Heating	Natural gas forced air, Columbia Gas	
Cooling	Central air	
Water Heater	50 gal. gas	
Water	City water & sewer (abandoned well in front of house)	
Garage	22' x 21'5 Attached, attic access	
Driveway	Gravel	
Schools	Perrysburg	
Extras	Soffits & gutters only 8 years old	
Barn	8' x 17'3 office, 14' ceiling, roof approx. 8 years old, 20; garage door.	

Open for Inspection: Tuesday September 21 from 5-6:30pm. Or shown by appointment, call auctioneer.



Owner: Jeffrey & Marilyn Noble

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REALTY & AUCTION, LTD.

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 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.

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