Real Estate Austion



OPEN FOR INSPECTION: Tuesday, September 14, 5:00—6:30 PM or shown by appointment Call Auctioneer.

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4 Bedroom, 2 Bath Home, Buildings & Acreage! Thursday, September 23, 5:00 PM

Get Prepared—Get prepared great peaceful location with solid updated farm house that needs some finishing touches with useable outbuildings on almost 3 acres.



Clinton Twp, Fulton Co. Pettisville Schools

Directions: 3 miles south of Pettisville on Co Rd 19 to Co Rd A, east 2 miles.

Terms: \$2,000.00 down in certified funds w/balance at closing. Closing held on or before 40 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.

Owner: Kahrs Farms, LLC



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

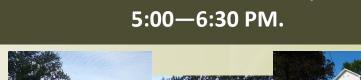
Tax Parcel: 04-005932-00.000 Built 1900/2304 Sq Ft Lot Size 577.30' Road Frontage (2.837 Acres) Year Taxes: \$2,063.60 (Estimated) Clinton Twp/Pettisville Schools Vinyl Siding Asphalt Shingle Roof Vinyl Windows Foundation Partial Basement Propane Forced Air Heat/Central Air 100 AMP Electric/Breakers 45 Gallon Electric Water Heater (8 yrs) Drilled Well/ Updated Septic & Leach Field Living Room 16' x 16' Kitchen 14' x 21' Under Construction Needs Cabinets, Countertop & Fixtures Dining Room 16' x 15' Bedroom 10' x 13' Main Floor Bedroom 14' x 17' Up Bedroom 11' x 13' Up Bedroom 9' x 13' Up Nursery 9' x 10' UP 2 Full Bath Main Floor/Potential Room for 3rd Bath UP Utility Room 6' x 16' Garage 14' x 24'





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For More Information Call Mike Murry Broker/Auctioneer 419-262-6943

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REALTY & AUCTION, LTD.

216 E Linfoot Wauseon, OH 43567