

AUCTION

Real Estate-Contents

Thursday November 11, 4:00 PM

Open For Inspection: Monday November 1 from 4-5:30 pm
Or shown by appointment, call Auctioneer

Real Estate Offered at 4pm followed by contents
Contents of Home Selling for 1 Price



Owners: Patricia Norden
Michael Norden, Jean Knopp

Directions: US 6 into Ridgeville to south on Co Rd X



20-300 Co Rd X, Ridgeville Corners, OH 43555

Real Estate Terms: \$3,000.00 down day of auction in certified funds w/balance at closing. Closing held on or before 45 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 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 
REALTY & AUCTION, LTD.

Information deemed reliable but not guaranteed

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

20-300 Co Rd X Ridgeville Corners, OH 43555

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Tax Parcels	013595420460, 013500480000, Henry Co
Township	Ridgeville
Taxes	\$1,025.38 Year
Living Room	23'x 13'3" Carpet
Kitchen	11'x 12'5" Linoleum, Stove, Refrigerator
Bedroom M	11'5"x 12'9" Carpet, closet, ceiling fan
Bedroom U	11'3"x 10'8" Carpet, closet
Bedroom U	12'x 11'4" Carpet, closet
Bedroom U	10'3"x 7'9" Carpet
Utility M	13'6"x 8'5" Linoleum, washer, dryer, sink
Office	9'3"x 10'2" Built in cabinet
Baths M	11'3"x 7'11" Full
Sq. Ft.	1,680
Year Built	1900
Lot Size	.49 Acres



Heating	Natural gas forced air, 90% efficiency, Ohio Gas, replaced Dec. 2020
Cooling	Central air
Hot Water Tank	50 Gallon electric, replaced December 2020
Electric	100 amp breaker, Toledo Edison, updated December 2020
Water	Drilled well backyard; City water available, dug well not in use
Sewer	Sanitary
Windows	Wood
Foundation	Partial basement, sump pump, refrigerator in basement stays
Exterior	Vinyl
Roof	Shingle
Driveway	Gravel
Schools	Archbold
Extras	Barn

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