

Absolute Country Home Real Estate

Auction

Thursday • August 4, 2022 • 5PM

3 Bedrooms

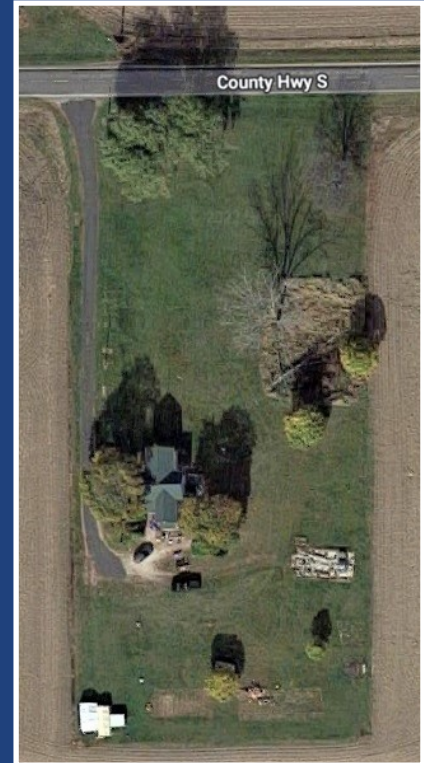
2 Acre Lot

Open for Preview: Monday July 25, 5-6:30 pm
Or by appointment, call auctioneer



16698 Co Rd S Alvordton, OH 43501

Directions: 2 miles east of Pioneer on US 20 to Co Rd 17 north to S



John Whalen



Jason Whalen



Mike Murry

419.875.6317 419.337.7653

16698 Co Rd S Alvordton, OH 43501

Selling Absolute!

Get prepared, selling to the highest bidder. Updated 3 bedroom, 2 story farmhouse on 2 acres with private setting

Tax parcel #092-140-00-004-000, Williams Co., Madison Twp.

Year taxes \$1,657.80

North Central Schools

1,954 Sq. Ft.

3 Bedrooms

1 Bath

Built 1920

Partial Basement

Lot Size 2 Acres, 194 x 450

Drill Well, Septic Tank Unknown

Asphalt shingle roof

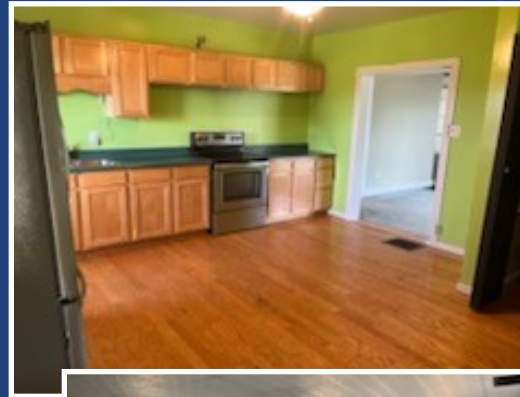
Vinyl sided

Vinyl windows

100 amp electric

Forced air heat fuel oil 2004

40 Gallon electric hot water heater



Kitchen	16' x 17'	hardwood floor, stove, refrigerator
Pantry	6' x 8'	
Dining Room	16' x 15'	
Living Room	15' x 16'	
Media Area	12' x 15'	
Laundry Room	11½' x 10'	
Bedroom	U 10' x 15'	
Bedroom	U 15' x 15'	
Bedroom	U 10' x 16'	
Full Bath	down	



Owners: Roger & Phyllis Irelan

Terms: \$3,000.00 down the day of the auction in certified funds w/balance at closing. Closing held on or before 45 days. Have finances ready, selling **absolute** "as is, where is". No buyer's premium! Possession at closing. 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 judgement and inspections of property records. Announcements made the day of the auction take precedence over printed materials.

Auctioneers: John & Jason Whalen, Mike Murry

419-337-7653 419-875-6317

WHALEN WHALEN

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