

# Personal Property and Real Estate Auction

## 45 Duquesne

## Napoleon, OH 43545

### Personal Property Selling Same Day

Directions: Jahns Rd to Duquesne

# Saturday, Nov 12, 10:00 AM



## Real Estate at 10 AM

Open for Inspection: Thursday, Nov 3rd from 4—5:30 PM or by appointment call auctioneer.

*Selling at Public Auction - Well built all brick, 3 bedroom, 2 bath ranch home on big corner lot with 2 car garage, including all appliances.*

**Terms:** \$3,000.00 down in certified funds w/balance at closing. Closing held on or before 40 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** 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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**Family Room** 13' x 17' Woodburn FP  
**Living Room** 16' x 14'  
**Kitchen** 13' x 21' Appliances Stay  
**Baths** 2 Full  
**Bedroom** 12' x 14'  
**Bedroom** 10' x 16'  
**Bedroom** 11' x 14'  
**Garage** 23' x 24'

Brick Siding  
 Anderson Windows  
 45 Gallon Gas Hot Water Tank  
 Gas Forced Air Heat/Central Air  
 200 AMP Electric  
 Crawl Space in Garage  
 Asphalt Shingle Roof (15 yrs old)

Built 1978  
 Sq Ft 1432  
 Lot Size 100'x125'  
 Tax Parcel #41-229520-0040  
 Year Taxes \$2,574.22  
 Napoleon Schools



**Owner:**  
**Terry Durham**



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