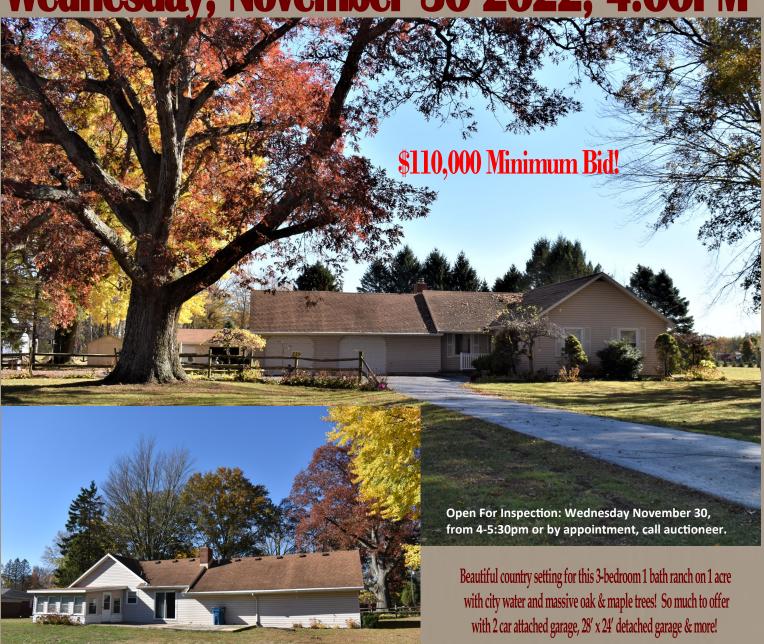
Real Estate Auction 229 S. Munson Rd. Swanton, OH 43558 Wednesday, November 30 2022, 4:00PM



Terms: \$5,000 down the day of the auction in certified funds w/balance at closing. Closing held on or before 40 days. Have finances ready, selling with reserve, minimum bid \$110,000. No Buyer's Premium. Possession at closing. Selling both parcels for 1 price. 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.

Owners: Larry & Judy Wanless

WHALEN HARRING REALTY & AUCTION, LTD.

Tax Parcel 28-055361-00.000 & 28-054738-00.000,

Fulton Co, Swancreek Twp

Taxes \$1,056.87 per half year Lot Size 1.39 Acres

Year Built 1969
Sq Ft 1256
Exterior Vinyl
Roof Asphalt

Garage 25' x 21'5", 2 overhead insulated doors, opener, toilet

Driveway Black top

Detached Garage 28' x 24', 8' high ceilings, concrete floor, propane heater

Shed 10' x 12' Extras Patio, Deck







Living Room 14'6" x 17' carpet, wood burning fireplace

Dining Room 9'7" x 8'5" carpet

Kitchen 10'9" x 8'9" linoleum, stove, refrigerator

Family Room 9'7" x 18'10" carpet Sunroom 15'5" x 11'9" carpet

Bedroom11' x 10'carpet, closetBedroom11' x 13'5"carpet, closetBedroom12'2" x 10'carpet, closet

Utility Room 8' x 9' laminate, washer, electric dryer

Baths 1 Full

Heating Natural gas forced air, 90% efficient—1998

Cooling Central air

Water Heater 40 Gallon electric

Windows Vinyl Water Public

Sewer Septic in backyard

Foundation Crawl, access outside south side

Attic Access in garage

Electric 200 Amp Gas Ohio Gas





229 S. Munson Rd. Swanton, OH