

Real Estate- Contents Auction

Saturday September 16, 2023 @ 10:00a.m.

6011, 6141, 6121 Cedar Point Rd, Oregon OH 43616

Tract 1



Preview:

Tuesday September 5 from 5-6:30pm.

Tax Parcel: 44-37401, 44-37354, 44-37264 selling as 1 unit, Oregon City, Lucas County

Taxes: \$2,040.91 per half on all 3 parcels

Acreage: 80.68+/- Acres-Total for all 3 parcels

Built: 1870

Sq. Ft.: 1,751

Roof: Shingle

Exterior: Vinyl

Foundation: Crawl

Driveway: Gravel

Main Floor

Family Room: 16'2 x 7'7, carpet

Kitchen: 12' x 15', stove stays

Living Room: 18'4 x 16', carpet, closet

Utility Room: 16' x 11 1/2', washer & dryer stays

Master Bedroom: 11' x 10'6, tile floor, closet

Full Bath: 4'3 x 7'6

Upstairs

Bedroom: 11' x 7'5", carpet, closet

Bedroom: 11' x 16'3, carpet, closet

Full Bathroom: 4'9 x 7'9

Water: City

Sewer: Septic

Heating: Propane forced air furnace, tank rented

Air: Central

Water Heater: 40gal. electric

Electric: 150amp breaker

Schools: Oregon Schools

**Real Estate
Offered @ 10am.
followed by contents**



Estate of Donald L. Meyer,
Lucas Co. Probate 2023-EST553

Shannon Walter Exec.

419-875-6317 419-337-7653

Terms: \$10,000.00 down on each tract in certified funds w/balance at closing. Closing held on or before 45 days. Have finances ready, selling with immediate confirmation "as is where is." No Buyer's Premium. Possession of home at closing. Possession on ground is after removal of fall crop, seller to retain 2023 rental income. All information 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.

WHALEN **WHALEN**
REALTY & AUCTION, LTD.

Auctioneers: John & Jason Whalen, Mike Murry