

Real Estate & Personal Property Auction

Saturday October 7, 2023 @ 10am

12716 Co. Rd. E, Wauseon OH 43567

Tax Parcels 30-057612-00.000, 30-057636-00.000, Selling together for 1 price! Fulton Co., York Twp
 Taxes \$1,229.49 / 6 Months
 Acreage 2.28
 Built 1961
 Sq. Ft. 1,268, multi level
 Foundation ½ Basement, ½ Crawl. Sump pump
 Heat 90% furnace, forced air, Ohio Natural gas
 Air Central
 Electric 200amp breaker, Toledo Edison
 Water heater 40gal. gas
 Windows Wood Pella
 Exterior Brick & alluminum siding
 Roof Asphalt shingle
 Water/Sewer Well located in back yard. Septic system
 Garage 22' x 28', 2 Car Attached
 Driveway Concrete
 Schools Wauseon
 Extras Concrete patio
 Pole Barn 52' x 26' Morton, built in 1998, on foundation, metal finish on inside w/sound distract roof, 100amp electric service, concrete floor, 4' ceiling w/2 overhead doors.



**Open For Inspection:
 Wednesday September 27 from 5-6:30pm.**

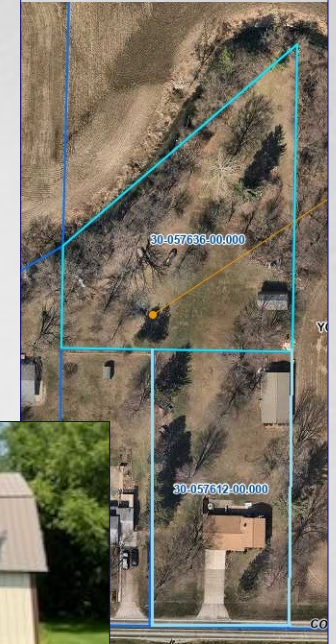


52' x 26' Morton Barn, Built in 1998



30' x 18', dirt floor w/loft

Selling 2 Parcels for 1 Price



Upstairs
Master Bedroom 13' x 11 1/2', hardwood floor, 2 closets, C-fan
Bedroom 10'2 x 13'4, hardwood floor, closet
Bedroom 9'8 x 10'2, hardwood floor, closet
Full Bath 6'5" x 9'4", tile floor
Main Floor
Kitchen 10'3 x 20', eat in, tile floor, built in range/oven, dishwasher, refrigerator & microwave
Living Room 15'10 x 20', carpet
Utility Room 20' x 9'8, linoleum floor, shower, washer & dryer stay
Half Bath 4'10 x 5'6, tile floor
Downstairs
Family Room 20'9 x 16'11

Terms: \$3,000.00 down the day of the auction (non-refundable) 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 at closing. All information derived from sources believed to be correct but not guaranteed. Dimensions are approximate. Buyers need to rely entirely to 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.

Remarkable country setting for this 3-bed, 1 ½ bath home on 2+ acres w/barns, rolling topography with large oak & walnut trees.

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

whalenauction.com

Saturday October 7, 2023 @ 10am
REAL ESTATE & CONTENTS



AUCTION

Massive Amount of Tools!!

Trailers & Equipment



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Collectibles

Household

+ More



Owner: Marvin Rittenhouse Trust
 Kent Rittenhouse & Kim Warneke Trustees

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 P.O. Box 550
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Real Estate Offered @ 10am Followed by Contents



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