

# ABSOLUTE REAL ESTATE AUCTION

## Wednesday June 12, 2024 @ 5pm.

### 11745 W. Central Ave., Swanton OH 43558



**New Survey!**



**1.766 Acres w/barns**



**Open For Inspection: Monday June 3 from 5-6:30pm.**

**Tax Parcel:** Part of parcel # 57-28451, Richfield Twp, Lucas County.  
**Taxes:** To be determined  
**Year Built:** 1936  
**Sq Ft:** 1474  
**Lot Size:** 1.766 acres

#### *Main Floor*

**Living Room:** 17' x 11', Wood floor  
**Kitchen:** 13' x 10', Vinyl floor  
**Dining Room:** 11' x 13'  
**Office:** 9' x 11', Wood floor

#### *Upstairs*

**Bedroom:** 11' x 21', Wood floor  
**Bedroom:** 11' x 8', Carpet  
**Bedroom:** 11' x 11', Carpet

#### **Full Bath**

**Foundation:** Full basement

**Roof:** Shingle

**Driveway:** Gravel

**Heating:** Natural Gas forced air

**Cooling:** None

**Water Heater:** Electric

**Water/Sewer:** Well & Septic

**Schools:** Evergreen



## Richfield Twp-Lucas County

**Owners:** Susan M. Truckor & Marcia A. Langenderfer Trustees



# WHALEN WHALEN

REALTY & AUCTION, LTD.

**Auctioneers:** John & Jason Whalen,  
Mike Murry

419-875-6317, 419-337-7653

## whalenauction.com

**Terms:** \$5,000.00 down in certified funds the day of the auction w/balance at closing. Closing held on or before 45 days. Have finances ready, selling **ABSOLUTE to the HIGHEST BIDDER**, as is where is." No Buyer's Premium. Possession at closing. 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.