

Real Estate-Tractors-Tools-Household & Collectible Auction

8-705 Co. Rd. U, Liberty Center, OH 43532

Located North of Liberty Center on St. Rt. 109 to West on Co. Rd. U.

Tax Parcel: 26-260018.0200, Liberty Twp, Henry County

Taxes: \$1,109.78 per half year

Lot Size: 310' x 316', 2.25 acres

Built: 1900

Sq. Ft.: 2794

Style: 2 story farmhouse

Roof: Shingle

Exterior: Vinyl siding, some brick

Foundation: Full basement

Garage: 24' x 40' attached



Saturday November 21, 2020 @ 10:00a.m.

Downstairs

Family Room: 18' x 15'7, carpet, wood burner fireplace w/gas log insert, hooked up but there is no LP.

Kitchen: 14'2 x 15'11, laminate wood floor, eat in, ceiling fan, refrigerator, stove, dishwasher stay.

Sun Room: 11'9 x 23'11, carpet, ceiling fan.

Sitting Room: 7'5 x 9'11, bay window, tile floor

Master Bedroom: 10'11 x 13'6, carpet, closet, ceiling fan

Office: 15'2 x 11'4, Carpet

Full Bath: 10' x 8', tile floor, walk in shower

Full Bath: 11'3 x 9'8, linoleum floor, double sink, vanity, whirlpool tub.

Laundry/Mud Room: 17'3 x 7'8, washer dryer stay

Entry: 9' x 7'5, pantry

Upstairs

Landing: 15'3 x 11'7, carpet

Bedroom: 11'6 x 15'3, carpet, closet, ceiling fan

Bedroom: 13'1 x 11'8, carpet, double closet

Bedroom: 24'5 x 15'2, carpet, ceiling fan, 4 closet



TRACT 1-Farmhouse & Buildings on 2.25 Acres

35' x 116' Concrete, electric

40' x 20' Concrete



Water: Dug well
Heating: All electric
Air: Heat pump
Water Heater: 50gal. Heating all electric
Electric: 200amp, Tri County
Sewer: Septic, East of house
Extras: Kinetico water system, owned.

Owner:
Ronald & Patricia Schimming



40' x 35' Concrete floor, electric, loft.

Saturday November 21, 2020 @ 10:00a.m.

Real Estate-Tractors-Tools-Household & Collectible Auction

WHALEN WHALEN
REALTY & AUCTION, LTD.
P.O. Box 550 Neapolis, OH 43547



Ultimate 18+ Acre Estate/Recreational property offered separate and together that features trails, pond, large storage barns and tillable Acreage! The fruit trees offer seclusion along with outdoor recreational opportunities. The 2794 SF home features 24' x 40' attached garage, year-round porch and 4 bedrooms. Must see!

TRACT 2-16.25 Acres

Tax Parcel: 26-260018.0000, Liberty Twp, Henry County
Taxes: \$210.70 per year
Lot Size: 16.25 acres, 272.75' frontage.
Tillable: Approx. 4-5 acres
Pond on property, riding trails, apple & peach trees and garden.

Terms: \$5,000.00 down on Tract 1 & Tract 2, \$10,000.00 down on Tract 3 the day of the auction in certified funds w/balance at closing. Closing held on or before 45 days. **Possession at Closing!** Have finances ready, selling with immediate confirmation "as is, where is". No buyer's premium! Announcements made the day of the auction take precedence over printed materials. All information was derived from sources believed to be correct but not guaranteed.

Auctioneers: John & Jason Whalen, Mike Murry
419-875-6317, 419-337-7653
Information reliable but not guaranteed
whalenauction.com