

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.



TRACT 1-Farmhouse & Buildings on 2.25 Acres

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



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

35' x 116' Concrete, electric

40' x 20' Concrete



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

Owner:
Ronald &
Patricia
Schimming

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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