

Real Estate Auction

Home Needs Complete Re-Hab



12808 Co Rd 11-2, Wauseon, OH

Open for Inspection: Tuesday, May 1st, 5:00-6:30 pm
or shown by appointment, call auctioneer.

Ranch Home on 5 Beautiful Acres

House is Uninhabitable

Wednesday, May 9, 5:00 PM



Owner:
Estate of Duane Edward Kolbe
Fulton County Probate Court
Case No. 20171179

Directions: US 20 SW of Lyons to Co Rd 11-2, south 1 1/4 mile.

Terms: \$3,000.00 down in certified funds w/balance at closing. Closing held on or before 45 days. Have finances ready, selling with immediate confirmation. No Buyer's Premium.
Possession at closing. Announcements made the day of the auction take precedence over printed materials. All information on this flyer was derived from sources believed to be correct but not guaranteed. Dimensions are approximate. Buyers need to rely entirely on their own judgment and inspections of property records. Any other terms & conditions will be announced the day of the auction and take precedence over printed material.

WHALEN WHALEN
REALTY & AUCTION, LTD.

Information contained herein deemed reliable, but not guaranteed.

AUCTIONEERS—John & Jason Whalen, Michael Murry - Office 419-337-7653 or 419-875-6317

Real Estate Auction Wednesday, May 9, 5:00 PM

Get Prepared Beautiful Hillside Site Mostly Wooded with a 1320 Sq Ft Ranch Consisting of 3 Bedrooms, 2 Full Baths, Built in 1975. "NOTE: This home needs "complete" rebuild."

5.19
Acres

Tax Parcel 20-039977-00-000
Taxes Per Half Year \$2,106.02
1320 Sq Ft
Age Built 1975
Delta Schools
Pike Township
Block Foundation
Well & Septic

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Co Rd. 11-2

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