

REAL ESTATE AUCTION
RANCH HOME-2.8 ACRES-ANTHONY WAYNE SCHOOLS
8100 YAWBERG RD., WHITEHOUSE OH 43571
WEDNESDAY SEPTEMBER 5, 2018 @ 5:00P.M.

Located South of Waterville-Neapolis Rd. on Yawberg Rd.



Open House: Tuesday August 28 from 5-6:30pm. Or shown by appointment, call auctioneers.

Tax parcel: 52-13551, Providence Twp, Lucas County
Taxes: \$1,071.42 per half year
Lot size: 193.7' Frontage x 466.69', 2.80 Acres
Sq. Ft. 1196, 1 story
Built: 1995
Kitchen/Dining: 12'5 x 24'5 Linoleum, carpet, appliances stay.
Family Room: 19'5 x 12'5 Carpet
Master Bedroom: 17' 1 x 12'5 Carpet, closet, ceiling fan
Master Bath: Full Walk in shower
Bedroom: 12'5 x 13' Carpet, closet, ceiling fan
Bath: 4'11 x 7'6 Linoleum floor
Utility Room: 5'11 x 9' Vinyl floor, water & dryer stay
Foundation: Crawl Access under steps in garage
Garage: 20' x 22', attached, garage door opener
Heat: Forced air, propane. Tank leased through Ludwig Propane
Air: Central
Roof: Shingle
Exterior: Vinyl
Electric: Toledo Edison, panel in garage
Water/Sewer: Well located behind house, septic located front yard
Water Heater: 48 gal electric
Driveway: Gravel
Schools: Anthony Wayne, Whitehouse Elementary
Extras: Water system owned
Building: 24' x 17', Concrete floor, electric



Owner: Rebecca Hefflinger and Craig Hefflinger



Terms: \$3,000 down day of the auction 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. 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.

Auctioneers: John & Jason Whalen, Mike Murry
419-875-6317 419-337-7653
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Heat: Forced air, propane. Tank leased through Ludwig Propane
Air: Central
Roof: Shingle
Exterior: Vinyl
Electric: Toledo Edison, panel in garage
Water/Sewer: Well located behind house, septic located front yard
Water Heater: 48 gal electric
Driveway: Gravel
Schools: Anthony Wayne, Whitehouse Elementary
Extras: Water system owned
Building: 24' x 17', Concrete floor, electric



Owner: Rebecca Hefflinger and Craig Hefflinger



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419-875-6317 419-337-7653
www.whalenauction.com

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REALTY & AUCTION, LTD.

REAL ESTATE AUCTION
RANCH HOME-2.8 ACRES-ANTHONY WAYNE SCHOOLS
8100 YAWBERG RD., WHITEHOUSE OH 43571
WEDNESDAY SEPTEMBER 5, 2018 @ 5:00P.M.

Located South of Waterville-Neapolis Rd. on Yawberg Rd.



Open House: Tuesday August 28 from 5-6:30pm. Or shown by appointment, call auctioneers.

Tax parcel: 52-13551, Providence Twp, Lucas County
Taxes: \$1,071.42 per half year
Lot size: 193.7' Frontage x 466.69', 2.80 Acres
Sq. Ft. 1196, 1 story
Built: 1995
Kitchen/Dining: 12'5 x 24'5 Linoleum, carpet, appliances stay.
Family Room: 19'5 x 12'5 Carpet
Master Bedroom: 17' 1 x 12'5 Carpet, closet, ceiling fan
Master Bath: Full Walk in shower
Bedroom: 12'5 x 13' Carpet, closet, ceiling fan
Bath: 4'11 x 7'6 Linoleum floor
Utility Room: 5'11 x 9' Vinyl floor, water & dryer stay
Foundation: Crawl Access under steps in garage
Garage: 20' x 22', attached, garage door opener
Heat: Forced air, propane. Tank leased through Ludwig Propane
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Foundation:	Crawl	Access under steps in garage
Garage:	20' x 22', attached, garage door opener	
Heat:	Forced air, propane. Tank leased through Ludwig Propane	
Air:	Central	
Roof:	Shingle	
Exterior:	Vinyl	
Electric:	Toledo Edison, panel in garage	
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