Real Estate & Personal Property Auction

I-239 Co Rd 2
Custar, OH 43511

Open For Inspection: Tues. Aug 21, 5-6:30 PM
or shown by appointment, call auctioneer.

Owner: Todd Behrman

Get prepared, well kept 4 bedroom home
with clean 32'x 48' heated, Insulated shop
with water, all on spacious 4.6 acres with solid
barn and many trees. Richfield Township.

Directions: 3 miles West of Custar Ohio on St Rt 281 to 1/4 mile North on Co. Rd. 2

4 Bedroom Mini Farm 4.6 Acres Patrick Henry Schools

Saturday September 1, 10:00AM

Tractors & Equipment to Follow

WHALEN REALTY & AUCTION LTD
419-875-6317 419-337-7653 www.whalenauction.com
Auctioneers: John & Jason Whalen, Mike Murry
Information herein deemed reliable but not guaranteed

WHALEN
REALTY & AUCTION, LTD.

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Tax Parcel:		37-230020.0000, Richfield Twp, Henry County	
Taxes:		$1,764.42	
Lot Size:		593' Frontage x342', 4.6 Acres	
Sq. Ft.		1,904	
Built:		1900	
Living Room:		14'6"x 20'	
Kitchen:		9'x 10'	Stove, Refrigerator
Dinette:		9'x 10'	
Utility Room:		8'x 9'6"	
Bedroom:	M	11'x 13'	Hardwood
Bedroom:	M	10'x13'	Hardwood
Bedroom:	U	12'x13'	
Bedroom:	U	12'x11'	
Baths		1 Full	
Foundation:		Full Basement	
Windows:		Wood	
Heat:		Propane Forced Air, Propane tank owned	
Water Heater:		Electric	
Roof:		Shingle, 5 years old	
Exterior:		Aluminum	
Electric:		Toledo Edison, 200 amp	
Water/Sewer:		Well, Septic located north of house	
Driveway:		Gravel	
Schools:		Patrick Henry	
Extras:		Walk in attic,	
Buildings:		Barn, Nice pole barn-32'x48', built 1997, concrete floor, Insulated, heated, electric 100 amp, water	

Co Rd 2

Terms: $3,000.00 down in certified funds the day of the auction w/balance at closing. Closing held on or before 45 days. Have finances ready, selling with immediate confirmation. No Buyer's Premium. Possession at closing. Possession of farm ground is after fall crops are removed. 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.

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