

AUCTION

Real Estate & Personal Property

20913 W River Rd, Bowling Green, OH 43402

ANTIQUES AND PERSONAL PROPERTY TO FOLLOW REAL ESTATE

Located between Grand Rapids & Waterville, across from Weirs Rapids, at the corner of Rangeline Rd and West River Rd.



6.32 Acres

Owner: Estate of Sylvia Dubois

Wood Co. Probate
#20171186
Miranda D. Liss Trustee



AUCTIONEERS

John & Jason Whalen,
Michael Murry
Office

419-337-7653 419-875-6317

WHALEN **WHALEN**
REALTY & AUCTION, LTD.

Information contained herein deemed reliable, but not guaranteed.

AUCTION *Real Estate & Personal Property*

20913 W River Rd,
Bowling Green, OH

Saturday, Nov 17, 10:00 AM



6.32 Acres



Family Rm 24 x 20
Dining Area 17 x 14 HW Floor/Fireplace
Kitchen 13 x 14 Frig/Cooktop/Dishwasher
Bedroom 13 x 14 Main
Bedroom 14 x 16 UP
Bedroom 15 x 16 UP
2 Full Bath-1 Main/1 Up
Utility Room 14 x 12 Washer/Dryer
Rec Room 15 x 27 Lower

2 Car Garage 28 x 24/with Half Bath
Built 1975
Taxes \$4,522.74 Year
Parcel V72-609-25000004500
Washington Twp
Otsego Schools
2200 Sq Ft
200 AMP Elec
45 Gal. Elec. Water Heater

Forced Air Heat/Electric
Central Air
Septic/Leach Field (Front of House)
Siding Brick/Cedar
Asphalt Shingle Roof
City Water (Old Drilled Well, not hooked up)
Double Pane Wood Windows
Asphalt Drive

Terms: \$5,000.00 down in certified funds w/balance at closing. Closing held on about 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.

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