

Real Estate Auction

204 E Chestnut, Wauseon

Tuesday, Nov 20th, 4:00 PM

Open House: Tue, Nov 13th, 4-5:30 PM.



**Owner: Estate of Patricia Parrott
Eric Nagel, Administrator**

**3 Bedroom, 1 bath home on large city lot. Updated kitchen,
family room and vinyl windows. Selling to settle estate.**

Terms: \$2,000.00 down in certified funds w/balance at closing. Closing held on or before 40 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

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Minimum Bid \$38,000

Living Room 12 x 17
Kitchen 11 x 9 Gas Cook top
Breakfast Area 10 x 12
Family Room 12 x 20
Baths 1 Full Main
Bedroom 15 x 8 Main
Bedroom 12 x 12 Up
Bedroom 13 x 12 Up
Tax Parcel 06-013336-00-000
Year Taxes \$1,451.40
1582 Sq Ft
Built 1896
Wauseon Schools
Lot Size 65 x 220
Vinyl Siding
Aluminum/Vinyl Windows
100 AMP Electric
City Utilities
Furnace in Crawl Space West Side House

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