

Incredible Real Estate Auction

Saturday, April 25, 10:00 AM

3354 Co Rd 5, Delta, OH

Personal Property selling Saturday, June 6th at 10:00 AM.

Directions: 2 miles south of Delta, OH on SH 109 to Co Rd D, east to Co Rd 5, south.



Open House: Monday, April 13th from 5:00—6:30 pm or shown by appointment, call auctioneer.

Pike Delta York Schools

18 Acre Park-like setting with woods, creek and meadows with a 2358 sq ft home built in 1993 with a 40x63 pole barn and heated shop. Don't pass up this rare find with lots of road frontage.



Personal Property Auction consisting of vehicles, tools & household items. Saturday, June 6, 10 AM

Owner: Doris Strayer (Carolyn Myerholtz POA)

Terms: \$5,000 down day of auction 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 30 days after 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



Swan creek Twp
 Tax parcel #24-046912-00-000
 Year taxes \$4796.55
 Delta Schools
 Built 1993
 2358 sq ft

Vinyl sided , Anderson windows, roof 10 yr old, geothermal heat pump in 2011 , coil lines south of concrete drive, house on 3ft crawl with visqueen, access under garage steps, 50 gallon elec HW , tri-county electric, water shut off to barn in crawl with pressure tank. 150 amp breaker in garage.



**3 BEDROOM, 3 BATH HOME ON WELL,
 SEPTIC AND LEACH .
 (WELL BACK YARD, SEPTIC IN FRONT)**

Living Room 13 ½ x 23 ½
 Kitchen 13 ½ x 13 all appliances
 Full bath 6 x 11
 Dining area 11 ½ x 13
 Family Room 16 ½ x 13
 Sunroom (4 seasons) 16 x 19
 Master Bedroom main floor 13 ½ x 16 with his and hers walk in closets, Master Bath 6 x 11
 Bedroom up 16 x 17 with 2 walk-in closets
 Bedroom up 16 x 15 walk in closet
 Media Area up 8 x 13
 Full bath up
 Walk in attic drywalled 11 ½ x 25

40 x 63 pole barn built in 1992 with water, 220 volt and 20 x 30 heated work shop



Real Estate Auction
Saturday, April 25, 10:00 AM
3354 Co Rd 5, Delta, OH

WHALEN WHALEN
 REALTY & AUCTION, LTD.

216 E Linfoot
 Wauseon, OH 43567

