

Real Estate & Personal Property Auction

Saturday, Oct 3, 10:00 AM

530 Wood St, Delta, OH

Personal Property selling same day following real estate.

Directions: Airport Hwy (Main Street, Delta) to north on Wood St.

Open House: Tuesday, September 22nd from 5:00—6:30 pm or shown by appointment, call auctioneer.

Pike Delta York Schools



Get prepared, extremely well cared for 4 bedroom, 2 bath, 2 story home of the late Glenn & Phyllis Mohler.

Personal Property selling same day following real estate consisting of good clean household furniture, glass tools and collectibles.

Owner: Estate of Phyllis J Mohler, Probate #20201121, Executrix Linda Moden

Terms: \$2,000 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 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



York Twp

Tax parcel #31-060912-00.000

Year taxes \$1,887.48

Delta Schools

Built 1900

1806 sq ft

Lot Size 76 'x 96'

100 Amp Electric Service/Breaker

45 Gallon Gas Hot Water Tank

Gas Forced Natural Gas Heat

Central Air

City Utilities

Vinyl sided, replacement vinyl windows, roof shingle, fireplace checked about 1 year ago. Utility room with washer and dryer. Plaster walls, cove ceiling in living room and heated summer porch. Crawl foundation.

Living Room 12 x 26

Kitchen 11 x 11 all appliances

Full Bath Main

Breakfast Nook 11 x 8

Family Room 16 x 14 Gas Fireplace

Utility Room 10 x 8

Master Bedroom main floor 10 x 14

Bedroom up 10 x 11 Built-in Dresser/Closet

Bedroom up 10 x 11 Built-in Dresser/Closet

Bedroom up 9 x 11 Built-in Closet

Full Bath Up

Heated Summer Porch 8 x 11

Garage 33 x 21 (2 Car with Opener)



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216 E Linfoot

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