



Map:

Whiteford

**RESIDENTIAL / CONDO**

<b>MLS #</b>	50121021	<b>Price</b>	\$165,000
<b>Status</b>	Active	<b># Bdrms</b>	3
<b>Type</b>	Single Family	<b># Full Bths</b>	1
<b>Address</b>	6207 Bibb Road	<b># Lavs</b>	0
<b>Unit/Building#</b>		<b>Foundation</b>	Crawl
<b>City</b>	Ottawa Lake	<b>Garage</b>	1.00
<b>Municipality</b>	Ottawa Lake	<b>Square Ft</b>	1510
<b>Zip</b>	49267	<b>Year Built</b>	1940
<b>Activation Date</b>			

**ADDITIONAL PHOTOS**



**GENERAL**

<b>Structure Style</b>	2 Story
<b>Archit. Style</b>	Farm House, Traditional
<b>Princ Res Expt</b>	Yes
<b>County</b>	Monroe
<b>Asscn Fee/Amt</b>	No
<b>Fee Schedule</b>	
<b>Possession</b>	
<b>Site Condo</b>	No
<b>Frontage</b>	
<b>Subdivision</b>	not applicable
<b>Lot Size</b>	128 x 297
<b>Acreage</b>	0.86
<b>Summer Tax</b>	\$747.00
<b>Summer Tax Yr</b>	2022
<b>Winter Tax</b>	\$1,202.00
<b>Winter Tax Yr</b>	2022
<b>Total Tax Amt</b>	\$1,949.00
<b>School District</b>	Whiteford Agricultural Schools
<b>Property ID</b>	15-015-023-00
<b>Lake Name</b>	
<b>Legal Desc.</b>	

<b>Sgnd Disclosure</b>	Yes
<b>Manufactured</b>	No
<b>Lease</b>	No
<b>Contract</b>	Exclusive Right to Sell
<b>Insp Comp</b>	
<b>Certificate Date</b>	

**REMARKS**  
 REAL ESTATE AUCTION: SATURDAY, OCTOBER 21st, 2023 at 12pm! Minimum bid only \$165,000. Amazing opportunity on this quaint and cozy home on just under an acre. Perfect opportunity for someone looking to enjoy the peaceful, country life with room to play or tinker in huge 2-story outbuilding. House has an open concept floorplan. Enjoy nature from your large, screened-in porch. This property has so much to offer. Appliances stay. House is move-in ready. The only missing is YOU! 10% buyer's premium.

ROOM	L	x	W	LEVEL
Living Rm	11	x	25	Main
Dining Rm		x		
Kitchen	15	x	9	Main
Brkfst Nook		x		
Family Rm	22	x	17	Main
Great Rm		x		
Bedroom 1	18	x	9	Upper
Bedroom 2	9	x	9	Upper
Bedroom 3	8	x	9	Upper
Bedroom 4		x		
Bedroom 5		x		
Bedroom 6		x		
Lbry/Den		x		
Laundry Rm		x		
Sun/FLA Rm		x		
Sitting Rm		x		
Cross Street 1	Whiteford Center			
Cross Street 2	W. Temperance			
Directions				

**BA Comp:** Y 2.50 PER 2.5% of high bid, **NA Comp:** N 0.00 **SA Comp:** N 0.00

**FEATURES**

<b>EXTERIOR CONSTRUCTION</b>	Vinyl Siding	<b>FOUNDATION TYPE</b>	Crawl	<b>SEWER/SEPTIC</b>	Septic
		<b>GARAGE TYPE</b>	Detached Garage	<b>ARCHITECTURE STYLE</b>	Farm House, Traditional
		<b>HEAT/FUEL TYPE</b>	LP/Propane Gas	<b>WATER</b>	Private Well
		<b>HEATING SYSTEM</b>	Forced Air		
		<b>FINANCIAL TERMS</b>	Cash, Conventional		



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