

AUCTION Real Estate & Personal Property

Open For Inspection: Thursday August 31st 5-6:30pm



Real Estate Offered at 5PM



Terms: \$5,000.00 down the day of the auction (non-refundable) in certified funds w/balance at closing. Closing held on or before 40 days. Have finances ready, selling with immediate confirmation "as is, where is". No buyer's premium! Possession at closing. All information derived from sources believed to be correct but not guaranteed. Dimensions are approximate. Buyers need to reply entirely on their own judgement and inspections of property records. Announcements made the day of the auction take precedence over printed materials.

Thursday September 14, 4:00pm

**4701 CO RD 4
Swanton, OH 43558**

Home - 4 Acres - Shop

**Also Selling Motorhome
1979 Ford Pickup, Tools**

**GET PREPARED!
ENDLESS OPPORTUNITIES
HOBBY FARMERS, CONTRACTORS
THIS IS A MUST SEE!
GOOD FUNCTIONAL BUILDINGS.**



John Whalen



Jason Whalen



Mike Murry

**Owner: Dale Bechstein
Julie McQuillen POA**

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

419-875-6317 419-337-7653

Real Estate & Personal Property

Tax Parcel 24-046392-00.000, Fulton Co,
Township Swancreek
Schools PDY
Taxes \$2548.20 / Year
Year Built 1959
Foundation Partial Crawl
Lot Size 330' x 528', 4 Acres
Exterior Wood Sided
Roof Asphalt Shingle
Windows Wood, Aluminum Storms
Driveway Asphalt



Living Room 12'x 23'
Family Room 14'6" x 21'
Den 14'x 13'
Kitchen 8'6" x 15' Stove, Refrigerator
Breakfast 10'x 10'
Bedroom 11'x 11'
Bedroom 11'6" x 22' Full Bath
Utility 7'6" x 10'
Sunroom 9' x 30'
Baths 2 Full
Sq. Ft. 1,808
Heating Propane Forced Air, 2 Furnaces
Hot Water 40 Gallon Propane
Water Drilled Well, North of House
Septic Unknown
Electric 200 Amp

BUILDINGS:

Heated Pole Barn 24'x 44', Built in 1986, Insulated, Concrete Floor
Equipment Building 26' x 62', Gravel Floor
6 Bay Equipment Building 32' x 80', 3 Sided
2 Bay Shop 30' x 40', Loft, Heated

PERSONAL PROPERTY
SELLING AT 4pm PLUS TOOLS & MISC.



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

AUCTIONEERS: John & Jason Whalen, Michael Murry, George Bly whalenauction.com 419.875.6317 419.337.7653