

REAL ESTATE-Tool-Household AUCTION

Wednesday July 31, 2024 @ 4pm.

23439 W. River Rd., Grand Rapids OH 43522

Direct River Access & View Located Just East of Grand Rapids Bridge

Real Estate offered 1st followed by contents



Tax Parcel: E19-509-08000008000, Grand Rapids Twp, Grand Rapids Village

Taxes: \$2,981.14 per year

Year Built: 1960

Sq Ft: 1531

Lot Size: 1.47 acres, 197' x 277'

Living Room: 14' x 20', wood burning fireplace

Kitchen: 14' x 15', maple cabinets, elec. stove, refrigerator, washer dryer.

Dining Room: 11' x 13'

Bedroom: 12' x 13', cedar closet, hardwood floor

Bedroom: 11' x 13', hardwood floor

Bedroom: 13' x 14', hardwood floor

Bath: 1 1/2

Exterior: Brick Ranch

Foundation: Partial block

Roof: Shingle, new in 2022

Windows: Vinyl

Driveway: Concrete

Heating: Natural gas, new in 2019

Electric: 100amp breaker, Toledo Edison

Cooling: Central air

Water Heater: 40gal. Gas, new | 2021

Water/Sewer: City water & sewer

Schools: Otsego

Garage: Attached 24' x 24'

Shop: 24' x 48', heated

Pole Barn: 14' x 24'

Open For Inspection:
Tuesday July 23 from 5-6:30pm.



Owners: Jeffers Living Trust
Lisa Bain & David Jeffers Co. Trustees

Contents- 2004 Ford F150 5.4 liter, super cab long bed w/Lear cap, 270,317 miles, One Owner! Wells Cargo enclosed trailer, 10'x 6' single axle; 6½' x 10' single axle utility trailer; John Deere 318 lawn tractor 2063 hrs, 54" deck; John Deere 318 lawn tractor 720 hrs, Antique & shop tools and more.

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Auctioneers: John & Jason Whalen, Mike Murry
419-875-6317, 419-337-7653

Terms: \$5,000.00 down the day of the auction 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 is derived from sources believed to be correct but not guaranteed. Dimensions are approximate. Buyers need to rely entirely on their own judgement and inspections of property records. Announcements made the day of the auction take precedence over printed materials.