

Real Estate & Personal Property Auction

Thursday, September 17, 4:00 PM

V-515 St Rt 109, Liberty Center, OH

*Directions: State Route 109 just north of Liberty Center
Personal Property sells after Real Estate*



Liberty Center Schools

Open House: Tuesday, September 8th from 5:00—6:30 pm or shown by appointment, call auctioneer.

1.9+/- Acres With Pole Barn, Quonset Hut and a 2 Bedroom House with a 1 Car Attached Garage in the Country. Liberty Twp, Henry County, OH.

Owner: Carol Ward

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.

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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



Living Room 15 x 12
 Den 10 x 12
 Kitchen 10 x 18 Stove/Refrigerator/
 Microwave
 Bath - 1 Full Bath
 Bedroom 12 x 11
 Bedroom 11 x 11
 Laundry Room 5 x 7
 3 Season Room 14 x 15 (1997)

Metal Roof 2015 (Lifetime
 Warranty)
 Central Air/Furnace 2017
 Propane Leased TriFlo
 Vinyl Sided
 Sand Point Well Front Yard
 Septic
 Vinyl Windows
 Full Basement
 Woodburner
 Colligan System Rented
 100 AMP Breaker Toledo Edison
 45 Gallon Propane Water Tank

Tax parcel #261300460000 &
 Parcel #261300500000
 Year taxes \$1,225.64 & \$23.90
 Liberty Center Schools
 Built 1975
 962 sq ft

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Barn 36 x 63 Concrete Floor/12' Overhead
 door Built in 1988
 14 x 24 Quonset Hut Concrete Floor &
 Propane Heat



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 Wauseon, OH 43567