

Real Estate-Farm House and Personal Property Auction

Open for Inspection: Thursday,
April 25, 5:00-6:30 pm, or shown by
appointment, call auctioneer.



1386 Co Rd 10
Wauseon, OH

Directions: SE of Wauseon on Co Rd 10 between Co Rd A
& B. Real Estate Offered First with Personal Property to
Follow. Car at 11:00.

Saturday, May 4, 10:00 AM

Tax Parcel 29-055736-00-000
Year Taxes \$2,146.23
Lot Size 294' x 324' Irregular (2 Acres)
Age Built 1900
Sq Ft 2592
Delta Schools
Vinyl Siding/Vinyl Windows/Shingle Roof
200 AMP Electric Breaker
Drilled Well
Propane Forced Air Heat—Lennox Pulse Furnace
Propane Tank Rented Whitmer
Central Air
40 Gallon HW Tank
Everyday Basement

Owner: Irma L. Pfahlert

Living Room: 14' x 29'
Den: 14' x 15'
Kitchen: 14' x 16' Elec Stove/Refrigerator
Breakfast Nook: 6' x 9'
Full Bath Main
Bedroom: 14' x 15' Main Floor
Bedroom: 12' x 15' Up
Bedroom: 11' x 11' Up
Bedroom: 12' x 12' Up
Bedroom: 8' x 13' Up
Summer Porch: 15' x 15'
Attached 1 Car Garage: 14' x 19'
Shop: 24' x 42'

**Well kept 4 bedroom farm house with many updates, heating, cooling,
windows on 2 acres with a 24x42 shop. Don't pass this up!**

Terms: \$2,000.00 down in certified funds w/balance at closing. Closing held on or before 40 days. Possession at closing. Have finances ready, selling with immediate confirmation. No Buyer's Premium. 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.

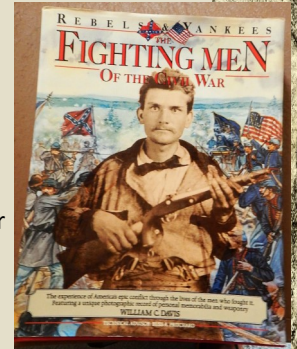
Information contained herein deemed reliable, but not guaranteed.

AUCTIONEERS—John & Jason Whalen, Michael Murry - Office 419-337-7653 or 419-875-6317

Personal Property Auction

1386 Co Rd 10

Wauseon, OH



AUTOMOBILE—2006 Ford 500 SEL

ANTIQUES— Oak drop leaf table, 2 old sleds, crocks & jugs, old wood box, McCoy piggy cookie jar, Campbell soup memorabilia, large assortment costume jewelry, stamp collection (newer), oak 5 drawer dresser, old scrap book

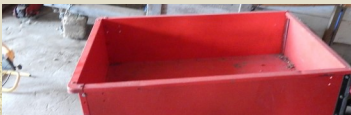
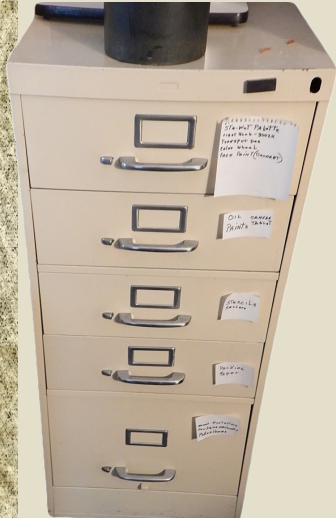
HOUSEHOLD—(2) Pine hutches, set of Shirley Baronet 8 pc china, 35 mm camera, Kodak Easy Share camera, 3 cushion sofa sleeper, infrared fireplace, Gone With the Wind Lamp, Kirby vacuum sweeper & attachments, Samsung 36" TV, oak EZ glide chair, 5 drawer filing Cabinet, Meilink safe and combo, full size bed, blonde oak dresser 4 drawer, cedar chest, deep freeze, Ball canning jars, oak round table, maple rocker, large assortment of ceramic paint, lots of tole craft items, assortment of crochet, needle work and sewing items. Water & oil paintings by Irma Pfahlert.

TOOLS—Black & Decker Workmate, Simplicity 15 hp 36" deck hydro, Toro Garden Cultivator, box traps, 2 wheel lawn cart, wheelbarrow, 2 wheel magnet, 2 gallon air compressor, 1300 psi pressure sprayer, misc yard tools, 6' wood step ladder, C-clamps, Dremel, misc wrench & screw drivers, 12" Craftsman ban saw, Craftsman belt and disc sander, 2 hp Shop-vac,

Terms: Cash or check with ID/ 5% fee on credit cards.

Lunch by Sandy's

Order of Sale: Real Estate Offered First with Personal Property to Follow. Car at 11:00.



WHALEN WHALEN
REALTY & AUCTION, LTD.

216 E Linfoot
Wauseon, OH 43567

