

Auction

Real Estate & Personal Property 13400 Ludwig Rd, Grand Rapids, Ohio 43522



Directions: (1/2 mile North of Grand Rapids Bridge) at corner of Ludwig & Grand Rapids Rd.

Owner Carol E. Jeffers Trust
Dave Jeffers and Diane Kennedy, Co-Trustees

Saturday, June 26, 2021 - 10:00 AM

**Get prepared offering at public auction this rare find
mini farm followed by antiques, household, tools,
books, artwork and collectibles.**



Open for Inspection Monday June 14, 5- 6:30 PM

**One owner brick ranch home , pole barn and
5 Acres.**

Auctioneers: John & Jason Whalen, Mike Murry

419-875-6317, 419-337-7653 www.whalenauction.com

Information herein deemed reliable but not guaranteed

WHALEN WHALEN
REALTY & AUCTION, LTD.

REAL ESTATE & PERSONAL PROPERTY AUCTION

13400 Ludwig Rd, Grand Rapids, Ohio 43522

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RARE FIND MINI FARM



WHALEN
REALTY & AUCTION, LTD.
216 E Linfoot
Wauseon, OH 43567

1934 Sq Ft 3 Bedrooms 1 ½ Baths with Full Basement

Tax parcel #51-23784 / Providence Twp, / Otsego Schools

Year taxes \$4501.30

House Built 1968

1934 Sq Ft

Kitchen 10 x 15 all appliances

Breakfast nook 10 x 15

Family Room 15 x 20 with woodburner

Livingroom 14 x 22

Bedroom 12 x 15 walk in closet

Bedroom 10 x 12

Bedroom 12 x 13

Utility Room 11 x 13

Garage 24 x 27

Vinyl and wood windows

Asphalt shingle roof

Hot Water boiler heat (2007)

Drill well outside west garage service door/septic front yard

100+ amp Electric Toledo Edison

Pole Barn 25 x 46 built in 1996 with concrete floor 2 - 10 ft doors



ONE OWNER BRICK RANCH HOME, POLE BARN & 5 ACRES.



Terms: \$2,000 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 for house, **possession of farmed acreage after removal of fall crops.** 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 judgement and inspections of property records. Announcements made the day of the auction take precedence over printed materials.

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