

Real Estate & Personal Property Auction

146 Lawrence Ave., Swanton

Thursday, July 22, 4:00 PM

Directions: Rt 2 Airport Hwy, north on Hallett to E Garfield, west to Lawrence, north to property.

Personal Property following real estate consisting of tools, household & car.



**Open for Inspection:
Tuesday, July 13, 5:00-6:30
or shown by appointment,
call auctioneer.**



**2 Bedroom, 1 1/2 Bath
Ranch on Triple Lot.**



Tax Parcel 28-053752-00-000
Halletts Addition Lots 23-36
Taxes Year \$1,246.56
Built 1900
Sq Ft 1000
Lot Size 162' x 118'
Swanton Schools

2 Bedroom, 1 1/2 Bath ranch home on triple village lots with full basement. Get prepared. Great opportunity to get a chance to own this property to flip, investment property or family home.

Terms: \$2,000.00 down in certified funds w/balance at closing. Closing held on or about 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.

Owner: Estate of Nancy Ramer

Probate # 20211056—Billie Neitzke Administrator

AUCTIONEERS

**John & Jason Whalen,
Michael Murry
Office**

419-337-7653 419-875-6317

WHALEN WHALEN
REALTY & AUCTION, LTD.

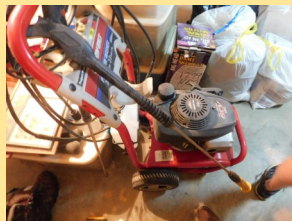
Information contained herein deemed reliable, but not guaranteed.



Living Room 12' x 20'
 Dining Room 12' x 12'
 Kitchen 18' x 19'
 Bedroom 8' x 11'
 Bedroom 8' x 11'
 Pantry 4' x 5'
 1 Full Bath/1 Half Bath
 100 AMP Breaker Box
 Gas Forced Air Heat
 45 Gallon Water Heater
 Full Basement
 Block Foundation
 Work Shop/Shed 12' x 12'
 Storage Shed 10' x 10'



Thursday, July 22, 4:00 PM
146 Lawrence Ave., Swanton
Real Estate & Personal Property Auction
Real Estate Followed by Personal Property



Personal Property consisting of Car and Truck that will be offered at 5:00 PM followed by Tools, Household and Collectibles.

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

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Automobiles—Offered at 5:00 PM. 2014 KIA Forte 4 door; Dodge Ram Prospector

Tools—Power built 5 hp rotor tiller; Troy built 2500 psi pressure sprayer; Kobalt portable air compressor; Eureka Shop-Vac; Black & Decker battery charger; lawn spreader; lots of yard & garden tools; electric chain saw; long chains; Poulan chain saw; RR flash lights; electric lawn edger; Craftsman 42" cut riding mower 18.5 hp; Craftsman 1/4, 1/2" sockets and miscellaneous wrenches & pliers; 12' fiberglass extension ladder; saw horses; Troy built push mower rear bagger; Craftsman 10" table saw; 6" bench grinder; portable trailer ramps; Precise Fit lawn sweeper 4'; Clean Shot 2050 pressure sprayer; Yard Machine 6 1/2 hp 3 way chipper; 2 wheel cart; 100' tape.

Household—Rachel Ray cookware, Teflon; pots, pans, dishes, Pyrex; Vie Air floor fan; Tempus Fugit Grandfather Clock; 55" TCL Roku TV; Sanyo 5 tier stereo and rack; miscellaneous glassware.

Collectibles—Sterling Dairy wood milk cart; 1929 & 1931 license plates; Indianapolis 500 Aluminum cans.

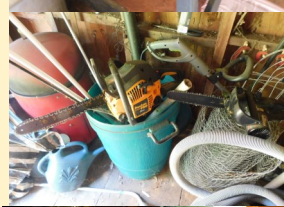
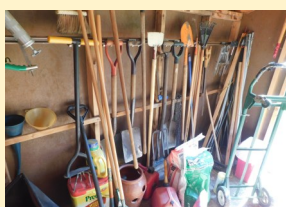
Terms: Cash or check with ID. 5% buyer fee on MC/Visa. Lunch by Sandy's.

Running 2 lines, one household, one tools.

Owner: Estate of Nancy Ramer, Probate #20211056; Billie Neitzke, Administrator.



AUCTIONEERS
John & Jason Whalen
Mike Murry
George Bly & Jake Ramos



Real Estate

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