

REAL ESTATE AUCTION

Thursday, Aug. 26, 5:00 PM

Fulton County, OH



*Open for Inspection: Thursday, August 12th, 5-6:30 pm;
or shown by appointment, call auctioneer.*

11831 Co Rd F
Wauseon, OH 43567

Owner:
Estate of John R. Estel
Fulton Co. Probate # 20211094
Terry M Estel, Executor

***Get Prepared! Spacious 3 bedroom, 1 1/2 bath,
brick/vinyl ranch home in the country close to
town.***

Terms: \$2,000 down day of auction in certified funds w/balance at closing. Closing held on or before 40 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.

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

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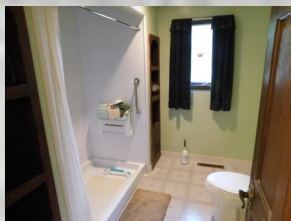
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Living Room 12 x 27
Family Room 13 x 17 *Gas Fireplace*
Kitchen 11 x 13 *Cook Top/Refrigerator*
Breakfast Nook 10 x 11
1 Full/1 Half Bath
Bedroom 10 x 13
Bedroom 12 x 13
Bedroom 12 x 11
Utility Room 9 x 8 *Washer/Dryer*
Garage 26 x 22 *Compressor Stays*

100 AMP Electric
Electric Hot Water Heater
Forced Air/Central Air
Tax Parcel 30-0576600-000
Taxes \$2,053.20 Year
Built 1974
Sq Ft 1978
Brick/Aluminum Siding
Asphalt Drive
Crawl Foundation



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216 E Linfoot
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