

Real Estate Auction

2.837 Acres

17398 Co Rd A
Wauseon, OH

OPEN FOR INSPECTION:

Tuesday, September 14, 5:00—6:30 PM or
shown by appointment Call Auctioneer.

4 Bedroom, 2 Bath Home, Buildings & Acreage!

Thursday, September 23, 5:00 PM

Get Prepared—Get prepared great peaceful location with solid updated farm house that needs some finishing touches with useable outbuildings on almost 3 acres.

**Clinton Twp, Fulton Co.
Pettisville Schools**

Directions: 3 miles south of Pettisville on Co Rd 19 to Co Rd A, east 2 miles.

Owner: Kahrs Farms, LLC

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

Tax Parcel: 04-005932-00.000
 Built 1900/2304 Sq Ft
 Lot Size 577.30' Road Frontage (2.837 Acres)
 Year Taxes: \$2,063.60 (Estimated)
 Clinton Twp/Pettisville Schools
 Vinyl Siding
 Asphalt Shingle Roof
 Vinyl Windows
 Foundation Partial Basement
 Propane Forced Air Heat/Central Air
 100 AMP Electric/Breakers
 45 Gallon Electric Water Heater (8 yrs)
 Drilled Well/ Updated Septic & Leach Field
 Living Room 16' x 16'
 Kitchen 14' x 21' Under Construction
 Needs Cabinets, Countertop & Fixtures
 Dining Room 16' x 15'
 Bedroom 10' x 13' Main Floor
 Bedroom 14' x 17' Up
 Bedroom 11' x 13' Up
 Bedroom 9' x 13' Up
 Nursery 9' x 10' UP
 2 Full Bath Main Floor/Potential
 Room for 3rd Bath UP
 Utility Room 6' x 16'
 Garage 14' x 24'



**OPEN FOR INSPECTION: TUESDAY, SEPT. 14,
5:00—6:30 PM.**



Real Estate Auction
Thursday, September 23, 5:00 PM



For More Information Call
Mike Murry
 Broker/Auctioneer
 419-262-6943

WHALEN WHALEN
REALTY & AUCTION, LTD.

216 E Linfoot
Wauseon, OH 43567