

AUCTION

Real Estate & Personal Property Auction

5925 Sylvan Green, Sylvania, OH 43560

Sylvania Twp—Lucas County

Directions: N. Holland/Sylvania to Box Lane to Sylvan Green.

Open For Inspection: Monday, Aug. 16, 5-6:30 PM
or shown by appointment, call auctioneer.

Wednesday, August 25, 10:00 AM

Real Estate Offered at 10:00 am Personal Property to Follow

Incredible low traffic Sylvania ranch on well cared for mature lot next to Sylvania Country Club.
Do not pass up this great opportunity.

Owner: Dean Trask and Helen Frisby

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.

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Family Rm 14 x 21 *Gas Fireplace*
Dining Room 13 x 15
Kitchen 12 x 14 *All Appliances Stay*
Bedroom 11 x 15
Bedroom 11 x 13
Bedroom 11 x 14
1 Full / 1 Half Bath
Utility Room 10 x 14
Garage 26 x 25
Sylvania Schools

1653 Sq Ft/Built 1955
Taxes \$3,162.12 Year
Tax Parcel 78-80127
Lot Size 120'x176' (approx .49 Acre)
100 AMP Elec Breaker
50 Gal Gas Hot Water Tank
Forced Air Heat Natural Gas
Central Air
Shingle Siding
4' Crawl
All Brick

City Utilities
Concrete Drive
There are 2 sand points hooked up to the inground sprinkler system and 3 outdoor faucets.
Double Pane Windows
Asphalt Shingles back of house 20 years old, front is older.

Terms: \$3,000.00 down in certified funds w/balance at closing. Closing held on about 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.

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Wauseon, OH 43567