

AUCTION

Real Estate & Personal Property

3 Bedroom, 2 Bath Home on 2 Acres



12735 Co Rd L
Wauseon, OH

Pike Twp, Fulton Co.

Thursday, Sept. 16, 10:00 AM

Personal Property To Follow Real Estate.

Several Wagons Full of Tools

2 Acres & Pond



Directions: Co Rd L north of Wauseon, east of Co Rd 13.

OPEN FOR INSPECTION:

Tuesday, Sept. 7, 5:00—6:30 PM or shown by appointment Call Auctioneer.

Owner: Estate of Edward Reynolds
Fulton Co. Probate 20-211146
Chester Reynolds Jr. Executor

Terms: \$2,000.00 down in certified funds w/balance at closing. Closing held on or before 45 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 
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: 20-040620-06 & 20-040620-07

Built 1994/1680 Sq Ft

Lot Size 305' x 265' Approx. (2 Acres)

Half Year Taxes: \$1,390.30

Pike Twp/Delta Schools

Aluminum/Vinyl Siding

Asphalt Shingle Roof

Crawl Foundation

City Water/Septic in Back/Propane Heat

Central Air

Living Room 13' x 21'

Kitchen 14' x 13' Stove/Refrigerator/Dishwasher

Breakfast Nook 7' x 13'

Dining Room 13' x 14'

Bedroom 13' x 13' Master/Walk-In Closet

Bedroom 11' x 14'

Bedroom 12' x 14'

2 Full Baths

Utility Room 6' x 7'

Garage 28' x 36'

Man Cave/Cabin 16' x 24'

Overlooks Pond

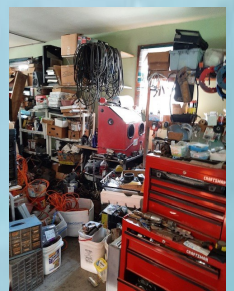
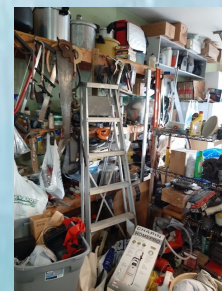
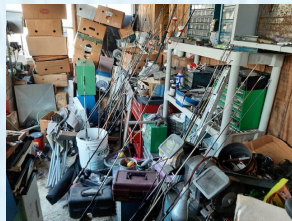
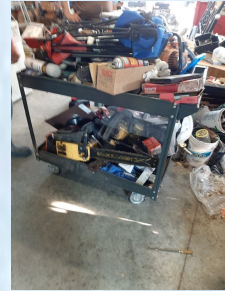
12735 Co Rd L Wauseon, OH

Semi load of good tools too numerous to mention, toolboxes, Craftsman wrenches, sockets, yard and hand tools.

HOUSEHOLD: Large upright Freezer; dozens of canning jars (pint/quart); dinner bell & post; small upright freezer

TOOLS: Cub Cadet R 2T, 50", 24 hp, zero turn; Craftsman ban saw; Coleman generator 6250; Coleman Power Max 5000; sand blast cabinet; several wagons of tools; Craftsman sockets; wrenches; complete party tent with poles (size unknown); 2 wheel cart; 2 wheel trailer, 24' aluminum extension ladder; miscellaneous aluminum sheet siding, Craftsman band saw; large assortment fishing poles & tackle boxes; Shop-Vac; metal shelving; air compressor; several power tools; Craftsman drill press; 20' aluminum extension ladder; several extension ladders; Craftsman table saw; Kennedy tool box; lots of yard and hand tools; Pneumatic air nailer; 10 – 5 gallon buckets of fishing poles; 8' step ladder.

Terms: Cash or check with ID. 3% processing fee on credit/debit cards. Lunch by Sandy's.



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216 E Linfoot
Wauseon, OH 43567