

REAL ESTATE AUCTION

Wednesday, Sept. 22, 5:00 PM

Henry County, OH

Mini Farm



Open for Inspection: Monday, September 13th, 5-6:30 pm; or shown by appointment, call auctioneer.

F-646 St Rt 65
Deshler, OH 43516

3.2 Acres

Patrick Henry Schools

Owners:
Doug and Lulia Seemann

FOUR BEDROOM UPDATED FARMHOUSE—POLE BARN—CATTLE BARN—MACHINERY SHED—SHOP—3.2 ACRES

Terms: \$2,000 down day of auction in certified funds w/balance at closing. Closing held on or before 45 days. Have finances ready, selling with immediate confirmation. No Buyer's Premium. **Possession 15 days after 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

REAL ESTATE AUCTION

F-646 St Rt 65

Deshler, OH 43516

Family Room 16 x 17

Kitchen 15 x 15

Office 8 x 8

1 Full Bath

Bedroom 13 x 16 Main

Bedroom 11 x 10 Up

Bedroom 12 x 15 Up

Bedroom 16 x 17 Up

Mudroom 8 x 9

Summer Kitchen 13 x 14

Sq Ft 1978

Vinyl Siding/Vinyl Windows

Asphalt Roof (2004)

Drilled Well (New Pump)

Septic Tank and Drain Tile

Additional Septic Tank for Trailer Pad

Hot Water Tank 45 Gallon (New)

Tax Parcel 39-030006-0100

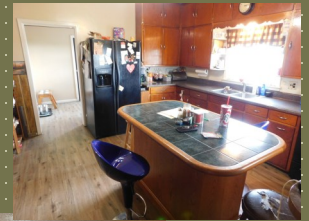
Bartlow Twp

Taxes \$3,051.90

Forced Air Heat Propane with 3 year old outdoor wood burner

Central Air

200 AMP Electric



OUTBUILDINGS

40X80 Pole Barn with 32x40 insulated shop

36x96 Cattle Barn with 12' lean-to

30x40 Insulated Garage

44x64 Machinery Shed with 16x40 lean-to

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216 E Linfoot
Wauseon, OH 43567