

# Real Estate Auction

11438 Box Rd. Grand Rapids OH 43522

Located East of St Rt 295 on Box Rd.



**Open for Inspection:** Mon. Sept. 20 from 5-6:30pm. Or shown by appointment, call auctioneer.

Thursday

September 30, 2021

@ 5:00pm.

Tax Parcel	5107251 , Providence Twp, Lucas County	
Taxes	\$1,219.54 per half year	
Year Built	1953	
Sq. Ft.	1668	
Lot Size	1.130 Acres	
Living Room	21' x 12'10	Woodburner fireplace
Family Room	18' x 12'2	Vinyl floor
Kitchen	10'9 x 28'3	Vinyl, stove, C-fan, eat in
Bedroom	11'4 x 12'	Carpet, closet
Bedroom	11'11 x 14'3	Carpet
Utility Room	11' 7 x 8'	Washer/dryer hookup
Bath:	7'10 x 7	Walk in shower
Foundation	Crawl, located in hall closet	
Electric	Panel in garage, Toledo Edison	
Exterior	Vinyl	
Roof	Shingle	
Heating	Propane, hot water boiler	
Cooling	None	
Water Heater	40gal. propane	
Water	Well located behind house	
Sewer	Septic located behind house	
Garage	1 Car attached, 12' x 28', attic access	
Driveway	Gravel	
Schools	Otsego	

**Handyman special! 2 bedroom, 1 bath ranch on 1.13 acres. Rural area close to Hwy 24. Home does need repair & updates.**

**Owner: Mark & Julie Fitch**

**Terms:** \$4,000.00 down the day of the 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 at closing. Announcements made the day of the auction take precedence over printed materials. All information derived from sources believed to be correct but not guaranteed. Dimensions are approximate. Buyers need to rely entirely on their own

**WHALEN** WHALEN  
REALTY & AUCTION, LTD.

**Auctioneers: John & Jason Whalen, Mike Murry 419-875-6317 419-337-7653**