

# REAL ESTATE AUCTION



## 12470 Neowash Rd, Whitehouse, OH 43571

Living Room	19'8" x 11'6"	Carpet
Family Room	15'1" x 15'1"	Carpet
Kitchen	11'5" x 10'1"	
Entry	5' x 4'3"	Vinyl
Bedroom	11'5" x 7'11"	Vinyl, closet, attic access
Bedroom	10'1" x 11'10"	Carpet, closet
Bedroom	11'9" x 8'4"	Closet
Bath	6'2" x 8'2"	Tile
Foundation	Full basement, washer & dryer hookup	
Electric	Toledo Edison, fuse box	
Exterior	Vinyl	
Roof	Shingle	
Heating	Propane forced air, Leased-Ludwig	
Cooling	Central air	
Water Heater	40 Gallon electric	
Water	Well, front of house, old well in basement not used	
Sewer	Septic, back of house, Updated	
Garage	2 Car detached	
Driveway	Concrete/gravel	

Tax Parcel	51-02406, Providence Twp, Zoned, Lucas Co
Taxes	\$918.59 6 months
Year Built	1955
Sq. Ft.	1204
Lot Size	1.16 Acres



**Nice country location for this 3 bedroom ranch home with full basement on 1.16 acres. 2 car detached garage, hardwood trees & more. Otsego Schools.**

Open for Inspection: Tuesday  
September 28 from 5-6:30pm.  
Or shown by appointment.  
Call Auctioneer

# Wednesday October 6, 5pm

**Owners: Harmon & Janet Benschoter**

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

Terms: \$3,000.00 down in certified funds w/balance at closing. Closing held on or before 45 days. Possession at closing. Have finances ready, sell 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.

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