

Real Estate AUCTION

62 Acres in 2 Tracts

Plus!

19725 Dunbridge Rd, Bowling Green, OH 43402
Wednesday December 22, 10:00 AM

Farm House - 5 Acres & Buildings



Garage 1—20x36
 Garage 2—18x30



Barn 36x48

19725 Dunbridge Rd

Open for Inspection Monday December 13; 4 – 5:30 pm or shown by appointment, call auctioneer.

Age 1900
 Middleton Twp
 Eastwood Schools
 Taxes \$2155.86 Year
 1635 Sq Ft
 Lot Size 439x496 (5 Acres)
 Parcel J36-611-320000013000



Garage 1

House Info

Owner: Estate of Louis H. Otte,
 Wood Co. Probate # 20211446
 James Otte Executor

Tract 1—32.88 acres of good productive Hoytville soils with approximately 435 feet frontage on Dunbridge Rd south of Devils Hold Rd.

Tract 2—A 4-5 bedroom farm house on 5 acres with 2 detached garages & hip roof barn in Eastwood School District.

Tract 3—29.7 acres of good productive Hoytville soils with approximately 800 feet frontage on Dunbridge Rd. Farm located north of Devils Hold Rd.

Wood County/Middleton Township

Living Room 15x16; Kitchen 14x12; Office 8x15; Bedroom 9x11 main; 12x15 main; 10x15 up; 10x12 up; & 9x9 up. 2 Full Bath; Elec HW Heater 40 gallon; Gas Forced Air ; Furnace 2007; 200 amp breaker (some fuses) ; Vinyl Siding; Shingle & Flat Roof New 2012; Well in Basement; Septic under back porch.

WHALEN REALTY & AUCTION, LTD.

Auctioneers: John & Jason Whalen, Mike Murry
 419-875-6317, 419-337-7653 www.whalenauction.com

Information herein deemed reliable but not guaranteed

Personal property selling same day with 2014 Ford Focus SE, 1 Owner with only 19,000miles!; 1997 Ford F150, long bed, 2WD; Kubota, Tractor, Lawn Mower & Boat; Firearms; Lots of Ammo; Equipment & Garage Items; Household & Misc.



Directions: NE of Bowling Green on Dunbridge Rd.

Devils Hole Rd



Dunbridge Rd

Devils Hole Rd

Tract 1
 Tract 2

Tract 3

AUCTION



32.88
Tract 1



5 Acres
Tract 2

Tract 2—House,
Buildings and 5 Acres



29.7 Acres
Tract 3

Tract 1—Tax Parcel J36-611-320000012500
Year Taxes \$993.96
Middleton Twp/Eastwood Schools
Hoyville Soil
Older Tile every 65'
32.53 Ac Tillable
Approximately 435' Frontage
Tract 3—Tax Parcel J36-611-280000015000
Year Taxes \$894.72
Middleton Twp/Eastwood Schools
Hoyville Soil
Approximately 800' Frontage

WHALEN WHALEN
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AUCTIONEERS



John Whalen



Michael Murry



Jason Whalen

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Terms: Tracts 1 & 3—\$10,000 down each tract the day of the auction in certified funds w/balance at closing. Closing held on or before 45 days. Possession for farm purpose only upon receipt of down payment. Tract 2-\$5,000 down the day of the auction in certified funds w/balance at closing. Closing held on or before 45 days. Possession at closing. Have finances ready, selling with immediate confirmation “as is where is”. No Buyer’s Premium. 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 judgement and inspections of property records. Announcements made the day of the auction take precedence over printed materials. Title work to be done by AREA Title. **Sold subject to Wood County Probate approval.**

See whalenauction.com For Upcoming Auctions!