

# 12 Acre Mini Farm – 5 bedroom Farm house—Pond and Buildings

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## REAL ESTATE AUCTION

### Wednesday, April 27, 5:00 PM

Open for inspection Tuesday April 19;  
5 – 6:30 pm or shown by appointment,  
call auctioneer.

(Next to Delta City Limits Frontage on US 20A and Co Rd G)

Directions: East of Delta on Co Rd G.

Owners: Ron and Daryl Shelt, Trustees

Terms: \$10,000 down the day of the auction in certified funds w/balance at closing. Possession of house at closing. Closing held on or before 45 days. Have finances ready, selling with immediate confirmation “as is where is”. No Buyer’s Premium. Possession of tillable acreage upon receipt of down payment. 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..



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Auctioneers: John & Jason Whalen, Mike Murry  
419-875-6317, 419-337-7653 [www.whalenauction.com](http://www.whalenauction.com)  
Information herein deemed reliable but not guaranteed

## Auctioneer's Note

Incredible opportunity to purchase this great property with unlimited opportunities in un-zoned Swancreek Twp. So much visibility. Come participate and bid your price on this house, barns and buildings.

Parcel #24-045784-00-000

Taxes year \$2,138.84 (without homestead reduction)

12 Acres Approx 1307 ft frontage on Co Rd G and Approx 1344 on Airport Hwy US 20A

Swancreek Twp (un-zoned)

Delta Schools

Utilities across US 20A (if annexed into Village)

Water drilled well south of house

Septic tank east of house

5 bedrooms 2 baths (2<sup>nd</sup> bath needs remodeled)

Kitchen 9 x 13

Breakfast Room 13 x 16 with wood burner

Full bath main floor, 2<sup>nd</sup> bath second floor (needs remodeled)

Dining Room 11 x 18

Living Room 13 x 20

Summer Porch 9 x 18

Bedrooms down 15 x 13, 11 x 14; Bedrooms up 15 x 16, 12 x 14, and 11 x 14

Rec Room up 13 x 20

Storage room up 10 x 21

Walk up attic

Partial Basement/Partial Crawl

Roof and new sheeting 10 year old

Vinyl siding and windows

Heat gas forced air, central

air, 200 amp elec breaker

45 gallon Hot Water Tank

Stocked pond .40 acre

Hoytville soil

Barn 36 x 80

Garage 22 x 24



KEITH SHELTON



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## AUCTIONEERS



John  
Whalen



Michael  
Murry



Jason  
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See [whalenauction.com](http://whalenauction.com) For Upcoming Auctions!