

PUBLIC AUCTION

**16709 Co Rd D
Wauseon, OH**

Located between Co Rd 16 & 17.

Open for inspection Monday May 2; 5 – 6:30
pm or shown by appointment, call
auctioneer.

AUCTIONEERS



**John
Whalen**



**Michael
Murry**



**Jason
Whalen**

419.875.6317 419.337.7653

WHALEN WHALEN
REALTY & AUCTION, LTD.

6 Acre Mini Farm, Pettisville Schools



Owners: Lawrence and Irene Rabe

Terms: \$5,000 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 "as is where is". No Buyer's Premium. Possession at closing. 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.

Saturday, May 14th, 10:00 AM
Real Estate & Personal Property

See whalenauction.com For Upcoming Auctions!

Get prepared, rare hard to find updated farm house, buildings and 6.1 acres in Pettisville school. Antiques, vehicles, tractor and collectibles to sell same day.

Tax parcel #04-006860-00-000/Clinton Township
Year tax \$1962.61
Pettisville Schools
2040 sq ft
3 bedrooms
2 full baths
Built 1870 remodeled 1994
Partial Basement

Updated Drill Well, New septic and leach field to be installed - money to be escrowed

Propane forced air heat (tank leased from Tri-Flow)

Lot Size 327.91' x 822.10'

100 amp breaker

Shingle Roof

Vinyl sided

Wood Windows with storms

Crawl access in master bedroom closet

6.1 Acres

16709 Co Rd D



327.91'
Frontage

Wauseon, OH

Kitchen/Breakfast room 15 x 22 Stove, Refrigerator, Dishwasher

Full Bath Laundry Room 8 x 10 Washer and Dryer

Office area 6 x 7

Livingroom 17 x 27

Full Bath Main 7 x 10

Master Bedroom Main 21 x 16 Walk in Closet

Bedroom Up 13 x 17

Bedroom Up 10 x 10 Walk in Attic

Garage 24 x 27 Attached

Machinery Shed with heated shop area 24 x 32

Barn 40 x 84

WHALEN REALTY & AUCTION, LTD.
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Auctioneers: John & Jason Whalen, Mike Murry

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Information herein deemed reliable but not guaranteed