

Public Auction

Log Home-5Acres-Pond-2 Rental Homes-Personal Property



OPEN FOR INSPECTION: TUESDAY, JULY 2, 5:00—6:30 PM.

**1401 US 20
Swanton**

Directions: US 20 (Central Ave) 2 miles south of Metamora.

Real Estate at 5:00 PM

Thursday, July 18, 4:00 PM

2 Income Rentals Included

**Living Room: 14 x 16 Window Air
Kitchen: 11 x 13 Stove/Refrigerator
1 Full Bath**

Bedroom: 14 x 15

Bedroom: 12 x 13

Bedroom: 12 x 13

Garage: 15 x 28 Electric Opener

Shop: 19 x 18

100 AMP Electric Service Separate Meter

Crawl Access

Forced Air Heat Propane

35 Gallon Hot Water Tank

Wood/Vinyl Windows

Vinyl Siding



3 Bedroom \$600 mo.

Owner: Chloe Smallman



1 Bedroom \$485 mo.

Living Room: 12 x 16

Kitchen: 9 x 11

Stove/Refrigerator

1 Full Bath

Bedroom: 11 x 13

Utility Room: 6 x 6

Crawl Access

Electric Heat

30 Gal. Elec HW Tank

WHALEN WHALEN
REALTY & AUCTION, LTD.

Terms: \$2,000.00 down in certified funds w/balance at closing. Closing held on or before 40 days. Possession at closing. Have finances ready, selling 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.

Information contained herein deemed reliable, but not guaranteed.

AUCTIONEERS—John & Jason Whalen, Michael Murry - Office 419-337-7653 or 419-875-6317

1401 US 20 Swanton



5 Acres



Get Prepared, incredible opportunity to own this park like setting with log home (needs exterior finishing touches) overlooking stocked 3/4 acre pond on 5 acres with 2 income producing rentals. Offered at public auction. Just south of Metamora or two miles east of Assumption.



Real Estate at 5:00 PM

Main House—1401 US 20

Living Room 16' x 17'
 Family Room 23' x 20' Gas Fireplace
 Kitchen 12' x 15'
 All Stainless Appliances
 Master BR 15' x 15' with Full Bath
 Bedroom 13' x 14'
 Bedroom 11' x 10'
 2.5 Baths
 Laundry 5' x 7'
 Attached Garage 24' x 30'
 Elec Opener
 Heated Shop 25' x 24'
 1602 Sq Ft
 Water Source 3/4 acre pond 25' deep
 Septic & Leach field

Partial poured basement with sump pump, vinyl windows, shingle roof and geothermal heat.

Parcel #01-001780-00-000
 Taxes \$1977.05 Half Year
 Built 1974
 Evergreen Schools
 Lot Size 300 x 720 (Approx)
 Electric HW Tank 40 Gal.
 Elec 100 AMP
 Toledo Edison
 Wood Siding
 Gravel Drive

Mark Your Calendar

July 2019						
Su	Mo	Tu	We	Th	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

Owner: Chloe Smallman

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216 E Linfoot
 Wauseon, OH 43567

1401 US 20 Swanton Personal Property Auction

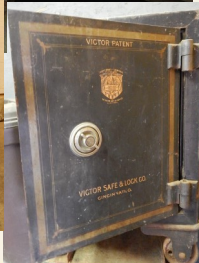
Thursday, July 18, 4:00 PM

Directions: US 20 (Central Ave) 2 miles south of Metamora.

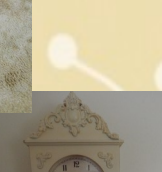
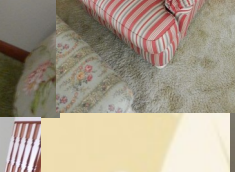
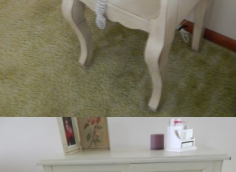
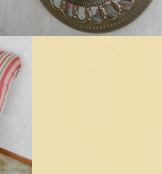
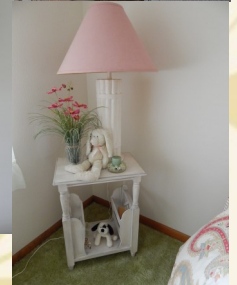
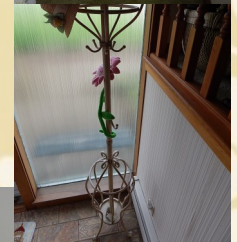
Real Estate at 5:00 PM



Hydrostar 3" gas pump 6 1/2 hp 264 GPM; Gravely 7.6 convertible tractor w/mower, plow & rotor tiller; Ingersoll Rand air compressor, 60 gal. 230 Volt; Herman/Hall/Marvin Safe; Victor Safe; steel file cabinet; misc. furniture; wheel borrow; lawn roller; new Titleist golf bag; clipper sled; misc household dishes; blender; Hoover sweeper; marble top table; 2 martin houses.



Consignment from Cherrie Schenck—3 cushion sofa; love seat; white wash stand; white wash 4 drawer stand; white wash wall table; piano and bench; Gone with the Wind Lamp; hall tree; 2 full size beds; wall clocks; white wash TV stand; glass table top and 4 chairs; over stuffed chair; 2 cushion chair; Set of 8 Pfaltzgraff dishes; 12 place Leno Autumn pattern dishes; wicker couch and love seat; iron chairs; oak book shelf; futon; 6 gallon Shop Vac.



WHALEN REALTY & AUCTION, LTD.

Owner: Chloe Smallman

Terms: Cash or check w/I.D., 5% on credit cards.

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