

Public Auction

Real Estate & Personal Property

Saturday, July 27, 10:00 am
16300 Co Rd L, Wauseon

OPEN FOR INSPECTION: TUESDAY, JULY 16, 5:00—6:30 PM.

Directions: 2 miles north of Fulton County Fairgrounds on SH 108 to Co Rd L, west 1 1/2 miles.

Ranch Home - 2 Acres - Pole Barn Wauseon, OH

Real Estate at 10:00 AM



Owners: Franklin and Sally Oatman

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.

WHALEN 
REALTY & AUCTION, LTD.

Information contained herein deemed reliable, but not guaranteed.

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

16300 Co Rd L Wauseon

2 Acres



Well kept 3 bedroom, 2 bath ranch home with full basement.
40x60 Shop with concrete floor. Lots of personal property, tools
and track sold same day.

Living Room 18' x 14'
Family Room 13' x 17'
Kitchen 13' x 14' Stove/Refrigerator
Breakfast Nook 10' x 9'
Dining Room 11' x 13'
Master BR 14' x 13' with Full Bath
Bedroom 10' x 12'
Bedroom 11' x 10'
2 Full/1 Half Baths
Utility Room 11' x 6'
Summer Porch 20' x 9'
Shop 40' x 60'
1820 Sq Ft
Septic & Deep Well
Walk Out Basement (Poured Walls)
Parcel #08-018092-06.000
Taxes \$2548.10 Year
Built 1995
Wauseon Schools
Lot Size 160' x 525' (Approx)
150 Amp Electric Service
Double Pane Vinyl Windows
HW Tank 40 Gal. (Propane)
Pulse Forced Air Furnace (Propane)
Gravel Drive
Vinyl Sided



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Wauseon, OH 43567