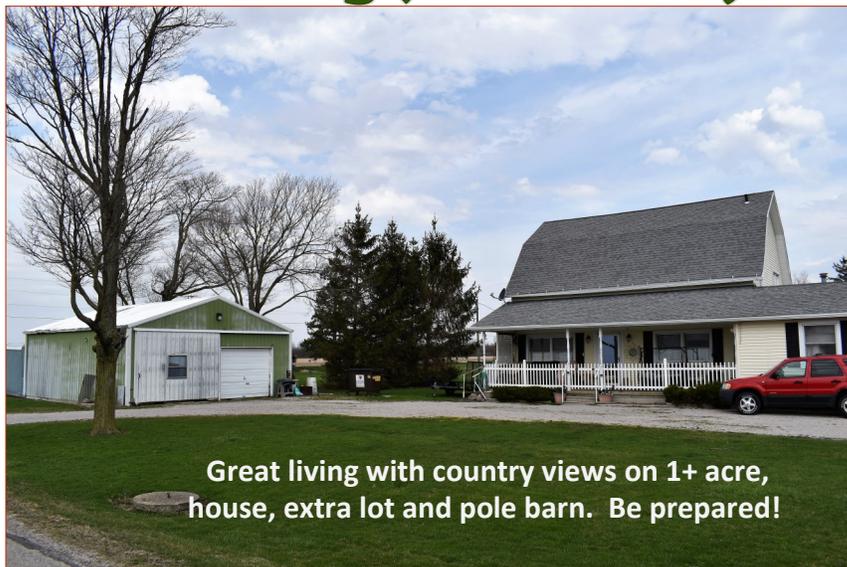


REAL ESTATE & CONTENTS AUCTION

Saturday July 9, 2022 @ 10am

23980 Long Judson Rd., Grand Rapids OH 43522

At corner of Wapakoneta Rd.



Great living with country views on 1+ acre, house, extra lot and pole barn. Be prepared!



whalenauction.com

Open For Inspection: Wednesday June 29 from 5-6:30pm. Or shown by appointment, call auctioneer.

Tax Parcel	E17-509-080000018000 & E17-509-080000019002, Grand Rapids Twp, Wood County	
Taxes	\$1,970.56 per year for both parcels	
Year Built	1900	
Sq Ft	990 with unfinished loft	
Lot Size	approx. 280' x 183', total 1.17 acre.	
Living Room	12'8 x 17'8	Carpet, space heater
Kitchen	11'6 x 12'	Laminate floor, stove & dishwasher
Bedroom	9'7 x 12'	Carpet, closet
Bedroom	10' x 12'	Carpet, closet
Full Bath	8' x 5'	
Utility Room	10'6 x 14'	Linoleum floor, washer/dryer hookup, sink
Loft:	Large unfinished loft w/outside access.	
Porch	8' x 32' covered porch	
Foundation	Crawl	
Electric	100amp breaker, Toledo Edison	
Exterior	Vinyl	
Roof	Asphalt shingle, approx. 18 year old	
Windows	Vinyl replacement	
Driveway	Gravel	
Heating/Air	Hot water boiler heat, heat pump furnace for heat & air. Propane, tank rented by suburban	
Water Heater	40 gal. hot water	
Water/Septic	Drilled well, septic NW of house, pumped 1 1/2yr. ago	
Schools	Otsego	
Pole Barn	26' x 32'	



Contents sell same day consisting of 1,000 gal. propane tank, Ford 165 LGT w/blade, mower, washer & dryer, tools & misc.

Owner: Leslie Heyman and Marilyn Heyman

Auctioneers: John & Jason Whalen, Mike Murry
419-875-6317, 419-337-7653

WHALEN WHALEN
REALTY & AUCTION, LTD.

Terms: \$3,000.00 down day of 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 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.