

INVESTMENT Real Estate Auction

**1345 Scott Rd.
Swanton, OH 43558**

Open for inspection:
Monday August 5 from 5-6:30pm.

Wednesday August 14, 2019 @ 5:00 PM
Located South of Old State Line Rd.



1998- 14'x 70'- 3 bed- 1 bath
Kotty Pine interior



1993- 16' x 80' 3 bed—2 ¾ baths
Drywall approx.. 2 years ago
Updated furnace + coil in 2015



1990- 14' x 70' 2 bed-2 full baths
Fireplace + office

Income property! 3 Mobile home homes on 3 acres! Yearly income produces \$19,500, Expenses only \$4,000.00. Must see! Be prepared! Mobile homes can be removed & replaced!

Tax Parcel : 32-30813, 30-02215, 32-30811, 32-30812
Harding Twp, Lucas County

Zoning: Agricultural
Taxes: \$944.98 per year on all 4 parcels
Lot Size: 3 acres, 336' frontage
Windows: All have vinyl replaced double hung
Electric: Separate panels
Gas: Propane, 3 separate— USA Propane
Water: Well
Sewer: Septic
Driveway: Gravel
Schools: Swanton

Property is registered as a mobile home park with the state of Ohio.
Annual fee of \$162.45.
Seller pays for mowing, Tenants pay electric, propane



Owner: Anthony & Virginia Lucarelli



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

Terms: \$3,000.00 down in certified funds w/balance at closing. Closing held on or before 45 days. Possession upon tenants rights. 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 *WHALEN*
REALTY & AUCTION, LTD.

Information herein deemed reliable, but not guaranteed.