

Personal Property and Real Estate Auction

45 Duquesne

Napoleon, OH 43545

Personal Property Selling Same Day

Directions: Jahns Rd to Duquesne

Saturday, Nov 12, 10:00 AM



Real Estate at 10 AM

Open for Inspection: Thursday, Nov 3rd from 4—5:30 PM or by appointment call auctioneer.

Selling at Public Auction - Well built all brick, 3 bedroom, 2 bath ranch home on big corner lot with 2 car garage, including all appliances.

Terms: \$3,000.00 down in certified funds w/balance at closing. Closing held on or before 40 days. Have finances ready, selling with immediate confirmation. No Buyer's Premium.

Possession at closing. 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 contained herein deemed reliable, but not guaranteed.

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

45 Duquesne Napoleon, OH 43545

Family Room 13' x 17' Woodburn FP
Living Room 16' x 14'
Kitchen 13' x 21' Appliances Stay
Baths 2 Full
Bedroom 12' x 14'
Bedroom 10' x 16'
Bedroom 11' x 14'
Garage 23' x 24'

Brick Siding
Anderson Windows
45 Gallon Gas Hot Water Tank
Gas Forced Air Heat/Central Air
200 AMP Electric
Crawl Space in Garage
Asphalt Shingle Roof (15 yrs old)

Built 1978
Sq Ft 1432
Lot Size 100'x125'
Tax Parcel #41-229520-0040
Year Taxes \$2,574.22
Napoleon Schools



Owner:
Terry Durham



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216 E Linfoot
Wauseon, OH 43567

Personal Property Auction

45 Duquesne
Napoleon, OH 43545

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Real Estate sells at 10:00 AM with Personal Property to follow.



Vehicle: 2003 Cadillac Deville; Antiques: Curve Glass Oak Corner Cupboard with beveled glass, Large collection of Salt and Pepper Shakers, Pie Safe; Furniture: 3 Cushion Sofa, Oak Kitchen Table & 6 Chairs, 2 Rocker Recliners, Maple Corner Cupboard, Oak Rocker, Oak Plank Bottom Chair, Pine Desk, 4 pc Pine Bedroom Suit; Miscellaneous: 8' Wood Step Ladder; Sony 40" TV, Panasonic Microwave.

Personal Property to be sold in bulk or by the room full. Nice useable everyday items and a 2003 Cadillac Deville.

Terms: Cash or check w/ID, 3% processing fee on credit/debit cards.



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