

Real Estate Auction

Tax Parcel 0041874925203000
 Taxes TBD
 Year Built 1929
 Sq Ft 2,595
 Lot Size 3½ Acres
 Foundation Full basement
 Exterior Wood
 Roof Metal
 Driveway Gravel
 Electric Toledo Edison
 Water Well—Shut Off
 Sewer Septic Unknown
 Schools Benton-Carroll-Salem

**Benton Township
 Ottawa County**

Living Room 15½' x 19'10"
 Parlor 15'8" x 14'7"
 Kitchen 10' x 10'
 Bedroom M 15½' x 12½', Closet
 Bedroom U 12½' x 15½'
 Bedroom U 15' x 9'3"
 Bedroom U 15½' x 20'
 Baths 1
 Floors Wood throughout

Tuesday November 1, 2022 5PM

Open For Inspection: Monday October 24 from 5-6:30pm
 Or shown by appointment, call auctioneer

These Properties have not been lived in for 30-40 years. Selling "AS IS"



3300 Stange Rd. Graytown, OH 43432



Toussaint River Partners LLC



Owner to provide new survey

Terms: \$3,000.00 down on each property in certified funds (nonrefundable) w/balance at closing. Closing held on or before 45 days. Possession at closing. Have finances ready, selling with immediate confirmation "as is where is." No Buyer's Premium. All information was derived from sources believed to be correct but not guaranteed. Dimensions are approximate. Buyers need to rely entirely on their own judgement and inspections of property records. Announcements made the day of the auction take precedence over printed materials.

44' x 84' With Replaced Siding



WHALEN REALTY & AUCTION, LTD.

Real Estate Auction **4165 N Graytown Graytown, OH 43432**

Open For Inspection: Monday October 24 from 5-6:30pm
Or shown by appointment, call auctioneer



Tuesday November 1, 2022 5PM

Tax Parcel	0041874725152000
Taxes	TBD
Year Built	1900
Sq Ft	2,216
Lot Size	2½ Acres
Foundation	Full Basement
Exterior	Frame
Driveway	Gravel
Water	Drilled Well
Sewer	Septic Unknown

Owner to provide new survey

WHALEN WHALEN
REALTY & AUCTION, LTD.
PO Box 550
Neapolis, OH 43547

Benton Twp, Ottawa County

Owners: Toussaint River Partners LLC



whalenauction.com for more info

Living Room	12'4" x 15'8"	
Family Room	15½' x 14'8"	
Kitchen	11' x 11½'	
Dining Room	14'7" x 14½'	Wood floor
Bedroom	M 12'9" x 12'5"	
Bedroom	U 13'6" x 12'3"	Wood floor
Bedroom	U 13'7" x 15'4"	Wood floor
Bedroom	U 13'7" x 11'9"	
Bedroom	U 12' x 9'10"	
Bath	M 9' x 9'	
Porch	8'8" x 24'4"	
Heating	None	
Schools	Benton-Carroll-Salem	
EXTRAS	1 Timber frame barn, 3 Outbuildings w/metal roofs, All natural woodwork	

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REALTY & AUCTION, LTD.

Auctioneers: John & Jason Whalen, Michael Murry 419.875.6317 419.337.7653