

Real Estate Auction

229 S. Munson Rd.

Swanton, OH 43558

Wednesday, November 30 2022, 4:00PM



\$110,000 Minimum Bid!



Open For Inspection: Wednesday November 30,
from 4-5:30pm or by appointment, call auctioneer.

Beautiful country setting for this 3-bedroom 1 bath ranch on 1 acre
with city water and massive oak & maple trees! So much to offer
with 2 car attached garage, 28' x 24' detached garage & more!

Owners: Larry & Judy Wanless

Terms: \$5,000 down the day of the auction in certified funds w/balance at closing. Closing held on or before 40 days. Have finances ready, selling with reserve, minimum bid \$110,000. No Buyer's Premium. Possession at closing. Selling both parcels for 1 price. 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.

WHALEN WHALEN
REALTY & AUCTION, LTD.

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

Tax Parcel 28-055361-00.000 & 28-054738-00.000,
 Fulton Co, Swancreek Twp
Taxes \$1,056.87 per half year
Lot Size 1.39 Acres
Year Built 1969
Sq Ft 1256
Exterior Vinyl
Roof Asphalt
Garage 25' x 21'5", 2 overhead insulated doors, opener, toilet
Driveway Black top
Detached Garage 28' x 24', 8' high ceilings, concrete floor, propane heater
Shed 10' x 12'
Extras Patio, Deck



Living Room	14'6" x 17'	carpet, wood burning fireplace
Dining Room	9'7" x 8'5"	carpet
Kitchen	10'9" x 8'9"	linoleum, stove, refrigerator
Family Room	9'7" x 18'10"	carpet
Sunroom	15'5" x 11'9"	carpet
Bedroom	11' x 10'	carpet, closet
Bedroom	11' x 13'5"	carpet, closet
Bedroom	12'2" x 10'	carpet, closet
Utility Room	8' x 9'	laminate, washer, electric dryer
Baths	1 Full	
Heating	Natural gas forced air, 90% efficient—1998	
Cooling	Central air	
Water Heater	40 Gallon electric	
Windows	Vinyl	
Water	Public	
Sewer	Septic in backyard	
Foundation	Crawl, access outside south side	
Attic	Access in garage	
Electric	200 Amp	
Gas	Ohio Gas	



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