

# Real Estate Auction

## J247 State Route 65

### McClure, OH 43534

# Saturday April 15 2023, 10AM



Open For Inspection: Monday April 10, from 5-6:30 pm or by appointment, call auctioneer

Country Living in this 1 1/2 story home with 4 bedrooms, 2 full baths, garage & barn on 1.394 acres, seller to provide new survey. Patrick Henry Schools. See [whalenauction.com](http://whalenauction.com) for more information.

Real Estate offered @ 10am followed by contents  
Tractor-Vehicles-Tools  
Antiques-Pure Oil Collection

**Terms:** \$3,000.00 down 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 judgment and inspections of property records. Announcements made the day of the auction take precedence over printed materials.

**Owner: Donna Zalar**

**WHALEN** WHALEN  
REALTY & AUCTION, LTD.

**AUCTIONEERS: John & Jason Whalen - 419-875-6317**

# 1247 State Route 65 McClure, OH 43534

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Tax Parcel	37-160042.0000, Henry Co, Richfield Twp.
Taxes	To Be Determined
Lot Size	1.394 Acres
Year Built	1900
Sq. Ft.	1808
Exterior	Aluminum
Roof	Asphalt
Garage	23' x 30' Detached, Concrete Floor
Driveway	Asphalt
Schools	Patrick Henry
Extras	Barn

Living Room	15'3" x 12'8"	
Kitchen	12'6" x 17'2"	Linoleum, Stove, Refrigerator
Dining Area	16'5 x 16'	
Utility Room	12'6" x 5'7"	Washer, Dryer
Office	12'2" x 12'6"	Tile Floor
Bedroom	M 16' x 10"	Carpet, Closet, Ceiling Fan
Bedroom	U 12'8" x 15'6"	Carpet, Closet
Bedroom	U 11'6" x 13'6"	Carpet, Closet
Bedroom	U 14'2" x 15'1"	Carpet, Closet
Baths	U Full- 4' x 8'8"	
Bath	M Full	
Heating	Fuel Oil Forced Air	
Hot Water Heater	50 Gallon Electric	
Water	Drilled Well	
Sewer	Septic	
Windows	Wood	
Foundation	Partial Basement, Cistern	
Electric	100 Amp Breaker	



**seller to provide new survey**

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