

# AUCTION

## Great Real Estate & Tractor Auction

**22353 Co Rd D, Continental, OH**

**Monroe Twp—Putnam County**

**Located NW of Continental: 1 mile north on St Rt 634 to Co Rd D, west 1 1/4 mile.**

Open For Inspection: Tuesday, Sept 3, 5-6:30 PM or shown by appointment, call auctioneer.



# Saturday, Sept 14, 10:00 AM

**Real Estate Offered at 10:00 am Personal Property to Follow**

One of the most mechanically sound 4 bedroom, 2 bath farm houses in the area with buildings to match on 1.8 acres. Close to town.



## 1.8 Acres

### AUCTIONEERS

John & Jason Whalen,  
Michael Murry  
Office

419-337-7653 419-875-6317

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

Information contained herein deemed reliable, but not guaranteed.

# AUCTION

*Real Estate & Personal Property*

**22353 Co Rd D  
Continental, OH 45831**

**Saturday, Sept 14, 10:00 AM**

*Real Estate Offered at 10:00 am Personal Property to Follow*

**Get Prepared-Offered at Public Auction**

**Real Estate-Tractors-Tools of the Late Robert E Cleaves**

**Come see for yourself updated foundation, drainage, heat, air, wiring, plumbing, windows, 2 full baths, 30x40 insulated heated shop with water, huge barn with updated metal roof, electric, siding, 14x25 folding machinery door, 2 car garage 18x19 automatic door.**



Living Rm 13 x 26  
Dining Area 12 x 14 HW Floor/Lead Glass Buffet  
Kitchen 9 x 12 Refrigerator/Stove  
Bedroom 9 x 10 Main/HW Floor  
Bedroom 11 x 10 UP  
Bedroom 10 x 14 UP w/9x7 Walk-in Closet  
Bedroom 10 x 12 UP w/Walk-in Closet/4x10 Balcony  
2 Full Bath /Main Floor Bath w/Walk-in Tub  
Utility Room with Washer/Dryer  
Continental Local Schools

1788 Sq Ft  
Taxes \$1,099.64 Year  
Tax Parcel 22-0180070-0100  
1.82 Acres (380'x210' approx.)  
200 AMP Elec Updated  
50 Gal Electric Hot Water Heater  
Forced Air Heat Propane  
Shingle Siding  
New Foundation/Poured Walls  
Vinyl Replacement Windows  
Well/Septic

Gravel Drive  
Updated Plumbing  
Softener Stays  
30x40 Bockrath insulated shop w/  
propane heat/water (2) 10x12  
doors, (1) 10x14  
Large Hip Barn w/machinery  
area, 14x25 folding elec door  
2 Car Garage 18x19 with  
automatic door

**Terms:** \$3,000.00 down in certified funds w/balance at closing. Closing held on about 45 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.

## *AUCTIONEERS*

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**216 E Linfoot St.**

**Wauseon, OH 43567**