

**Saturday
October 21
10AM**

Only 40,649 Miles! **2018 Chevy Tahoe Premier 4x4**

REAL ESTATE & PERSONAL PROPERTY AUCTION

**8735 CO RD S
Pioneer, OH 43554**

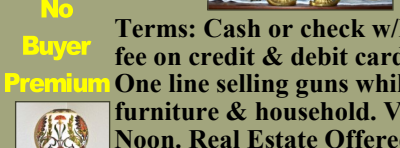
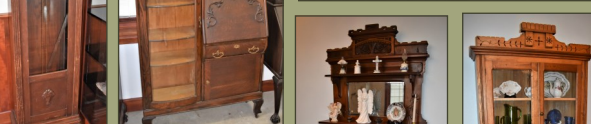
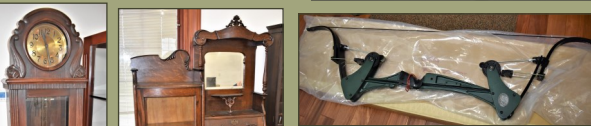
**17 ACRES
Custom Built
5,644 Sq. Ft.**



Open For Inspection: Wednesday October 11 From 5-6:30pm

Real Estate Offered at 10am Followed By Contents

Saturday October 21 2023, 10AM



**19191 Co Rd 9
Pioneer, OH 43554**



7.021 ACRES

AUCTION

No Buyer Premium
Terms: Cash or check w/I.D. 3% processing fee on credit & debit cards. Order of Sale: One line selling guns while another sells furniture & household. Vehicles selling at Noon. Real Estate Offered at 10AM.

Owner: Barbara A Diller Trust

REAL ESTATE & PERSONAL PROPERTY

Saturday October 21 2023, 10AM

Tract 1



**8735 CO RD S
Pioneer, OH 43554**

17 ACRES

AUCTION

Tax Parcel	(Part of) 093-090-00-001-000, Williams Co.
Township	Bridgewater Twp
Taxes	CAUV—\$12,080 / Year
Year Built	2012, Custom Built-Demaline Builders
Sq Ft	5,644
Foundation	Full Basement, Drywalled, 5,644 Sq Ft, Ingress & Egress windows, 9' Ceilings, Full Bath
Lot Size	17 Acres
Exterior	Full Brick
Roof	Asphalt Shingle
Windows Pella	
Water	Drilled well, front yard
Sewer	Septic & leach field, rear of home
Garage	2 Car Attached— heated, hot & cold water; 26 x 32 All Brick Detached w/drywalled walk up loft
Schools	North Central



Family Room	19'x 12'	Cherry Floors
Dining Room	19'x 14'	Cherry Floors
Kitchen	17'x 21'	Tile Floor, Granite Countertops, Viking 6 Burner Stove, Electrolux Double Oven & Bread Warmer, Double Door Refrigerator, Dishwasher, Wine Cooler, Walk in Pantry
Dinette/Sunroom	24'x 20'	Cathedral Ceiling, Tile Floor
Great Room	23'x 36'	Cherry Floors, Cherry Vaulted Ceiling, Ceiling Fan
Laundry Center	9'x 12'	
Entry	15'x 21'	Cherry Floors, 6'x 8' Closet
Master Suite	17'x 19'	Full Private Bath— Walk in Spa Shower, Walk in Spa Tub, 8'x 12' Walk In Closet, Ceiling Fan
Bedroom	13½'x 12'	Cherry Floors, Ceiling Fan
Bedroom	12'x 14'	Chery Floors, Walk in Closet, Ceiling Fan
Bedroom	13'x 14'	Cherry Floors, Walk in Closet, Ceiling Fan
Baths	4 Full	
Heat	Geothermal, 2 WaterFurnace Series 5	
Cooling	Central Air	
Hot Water Heater	(2) 40 Gallon Electric	

Drywalled Walk Up Loft



26'x 32'

AUCTIONEERS



John Whalen



Jason Whalen

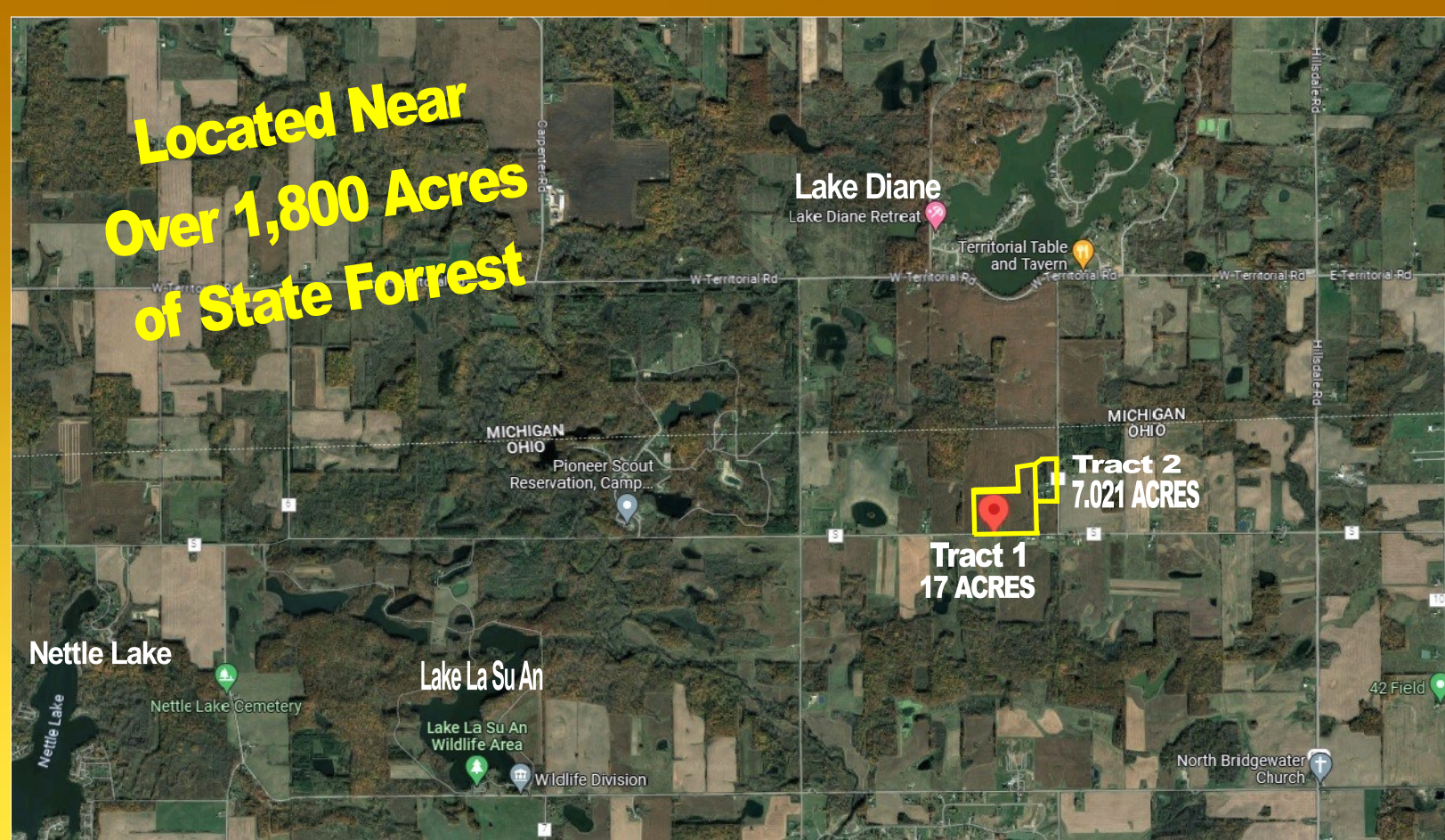


Michael Murry

Terms: \$7,000.00 down on each tract the day of the auction (non-refundable) in certified funds w/balance at closing. Closing held on or before 45 days. Have finances ready, selling with immediate confirmation "as is, where is". No buyer's premium! Possession at closing. All information derived from sources believed to be correct but not guaranteed. Dimensions are approximate. Buyers need to rely entirely to their own judgement and inspections of property records. Announcements made the day of the auction take precedence over printed materials.

whalenauction.com 419.875.6317

**Located Near
Over 1,800 Acres
of State Forrest**



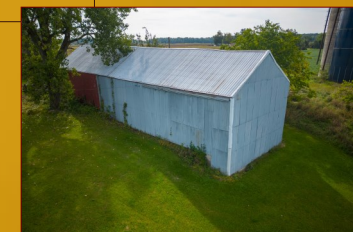
**19191 Co Rd 9
Pioneer, OH 43554**

4 Bedrooms, 1 1/2 Baths

7.021 ACRES

Tract 2

Living Room	15'x 25'
Family Room	14'x 24', Pella Windows
Kitchen	14'x 14'
Breakfast	9'x 15'
Utility Room	9'x 10'
Master Bed	M 17'x 22', 11'x 17' Sitting Area, Bath
Bedroom	U 12'x 13'
Bedroom	U 8'x 9'
Bedroom	U 12'x 12'
Baths	2— Full/Half
Heat	Propane Forced Air
Cooling	Central Air



Tax Parcel	(Part of) 093-090-00-001-000, Williams Co
Township	Bridgewater Twp
Taxes	CAUV- \$2,500 / Year
Year Built	1900
Sq Ft	3,034
Foundation	Partial Basement
Lot Size	7.021 Acres
Exterior	Brick,
Roof	Asphalt, Metal
Water	Drilled Well
Sewer	Unknown
Electric	200 Amp
Garage	28'x 34' Detached
Shed	40'x 40'
Pole Barn	50'x 52', Concrete Floor, Electricity
Extras	Wired For Security

**With New
Survey**

**Tract 2
7.021
Acres**

**Tract 1
17 Acres**

Owner: Barbara A Diller Trust

WHALEN REALTY & AUCTION, LTD.