

# Real Estate

## Personal Property Auction

Directions: 2½ miles north of Napoleon on St Rt 108 To Co Rd T, west 1½ miles.



3.5 Acres

15-595 Co Rd T Napoleon, OH 43545

Real Estate offered at 10am followed by contents

# Saturday October 5 2019, 10:00 AM

Family Room	23'x 30'	Wood burning fireplace, open floor plan
Living Room	13'6"x 18'6"	
Kitchen	12'x 20'	All appliances
Dining Room	14'x 14'	
Master Bed	14'x 15'	Private bath
Bedroom	11'x 15'	
Bedroom	13'x 14'	
Baths	2 Full main, 1 full lower	
Heating	Electric forced air	
Cooling	Central Air	
Water Heater	Electric	
Electric	200 Amp, Napoleon Power	
Sq. Ft.	2,550	
Year Built	1968	
Foundation	Partial basement, 1,866 sq. ft.	

2500 sq. ft. brick ranch,  
3.5 acres with outbuildings.

Great location! Unlimited potential.

OPEN FOR INSPECTION: Tuesday September 24 from 5-6:30pm.  
Or shown by appointment, call Auctioneers



Tax Parcel	03-340004-0000, Henry Co, Freedom Twp.
Taxes	\$3,800.00 / Year (Approximately)
Exterior	Brick
Roof	Asphalt
Windows	Double pane
Garage	2 Car attached, 25'x 26'
Driveway	Concrete
Lot Size	468'x 305', 3.5 Acres, 20' drainage easement
Water	3 Wells
Sewer	Septic
Schools	Napoleon

Buildings	
Detached Garage	2 Car, 21'x 22'
Barns	74'x 35', 35'x 34'
Corn Crib	22'x 35'
Shop	24'x 35'
Machinery Shed	72'x 50'
Grainery	35'x 24'

Owner: Trust of Alyce Oberhaus  
Lisa M Wulff & Lori A Sharpe - Co-Trustees

Terms: \$3,000.00 down day of the auction in certified funds w/balance at closing. Closing held on or before 40 days. Have finances ready, selling with immediate confirmation "as is" "where is". 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.

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

AUCTIONEERS ~ John & Jason Whalen, Michael Murry 419.337.7653 or 419.875.6317