

REAL ESTATE AUCTION

Open for inspections: Monday October 7 from 5-6:30p.m.
Or shown by appointment, call auctioneer.



Wednesday October 16, 2019 5pm

4 Picardie Ct. Bowling Green, OH 43402



Bowling green 5 bedroom, 2 1/2 bath built in 1979. Great location with mature trees. Must see!! Investment/flip opportunity!



Family Room	26'x 12', carpet, fireplace, closet, cathedral ceiling
Living Room	19'6"x 11'7", carpet
Kitchen	10'5"x 11'
Dining Room	11'5"x 11'8"
Master Bed	M 16'2"x 12', full bath, cathedral ceiling, walk in closet
Bedroom	M 14'2"x 9'11", carpet, closet
Bedroom	U 12'4"x 11'8", carpet, double closet
Bedroom	U 13'6"x 12'9", carpet, closet
Bedroom	U 9'x 13', carpet, closet
Baths	Full up 10'2"x 8'5"; Half main 2'9"x 7'
Heating	Natural gas forced air
Cooling	Central air
Water Heater	40 Gallon electric
Electric	200 Amp

Tax Parcel	B08-510-240103012000, Wood Co
Taxes	\$1,813.12 / 6 Months
Year Built	1979
Sq. Ft.	2154
Lot Size	85'x 147'
Exterior	Brick / Wood
Roof	Shingle
Foundation	Partial basement
Garage	Attached, 22'6"x 21', attic access
Driveway	Concrete
Water/Sewer	Public, Sanitary

Owner: Estate of Neal L Carothers Sheryl R Walker- Fiduciary
Wood Co. Probate #20181383

Terms: \$3,000.00 down in certified funds the day of the auction w/ balance at closing. Closing held on or before 45 days. Possession at closing. Have finances ready, selling with immediate confirmation. No Buyer's Premium. All information was derived from sources believed to be correct but not guaranteed. 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.

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REALTY & AUCTION, LTD.

AUCTIONEERS— John & Jason Whalen, Michael Murry - Office 419.875.6317 or 419.337.7653