

Auction

Open For Inspection
Tuesday, April 16, 5-6:30 pm.

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



Saturday, April 27th, 10:00 AM
Real Estate
and Personal Property

**1.6+/-
ACRES**



16160 Co Rd D
Wauseon, OH

Directions: Just west of Co Rd 16,
Pettisville Schools.

Terms: \$5,000 down the day of the auction 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 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 judgement and inspections of property records. Announcements made the day of the auction take precedence over printed materials.

**Owner: Carol Zenk,
Charles Welter POA**

WHALEN REALTY & AUCTION, LTD.
Auctioneers: John & Jason Whalen, Mike Murry
419-875-6317, 419-337-7653 www.whalenauction.com
Information herein deemed reliable but not guaranteed

Get prepared, great opportunity to own a well kept ranch home with full finished lower level, beautiful 4 season sunroom with spectacular views. Also, sold at auction newer ford pickup, shop tools and extremely clean household furniture and accessories.



Personal Property to Follow Real Estate

Tax Parcel 04-006416-03-000

Year Taxes \$3936.60

Sq Ft 2364

Age 1994

24 x 40 Outbuilding with concrete floor, built in 2013

Vinyl Sided with Asphalt Roof, Anderson Windows

Forced Air and Radiant Hot Water Heat

Central Air

200 AMP Electric

50 Gallon Hot Water Tank (2019)

Family Room 24 x 30 Lower Level

Kitchen 12 x 13 Corian Counters/All Appliances

Breakfast Area 11 x 13

Living Room 13 x 23

Dining Room 10 x 14

Bedroom 12 x 13

Bedroom 10 x 13

Bedroom 15 x 24 Could be Guest Suite

Bedroom 11 x 12 Lower Level

Four Season Sunroom 24 x 24 Gas Stove

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PO Box 550
Neapolis, OH 43547

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AUCTIONEERS



John Whalen



Michael Murry



Jason Whalen

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See whalenauction.com For Upcoming Auctions!