

1375 Co Rd B Swanton, OH

Saturday, Sept. 21, 10:00 AM Real Estate and Personal Property

57 Acres with 55 tillable consisting of Granby, Ottokee soils, over 1600 Ft of frontage with good drainage outlet.



57+/- ACRES With a 3 Bedroom Farmhouse & Buildings

Directions: Co Rd B just west of Co Rd 1. Next to State Forrest

Terms: \$5,000 down the 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. 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: Estate of Norman Mercer
John Shaffer, Executor
Fulton County Probate #20241107

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

Auction

Open For Inspection
Wednesday, Sept 11, 5-6:30 pm.

WHALEN WHALEN
REALTY & AUCTION, LTD.

Swan creek Twp

Get prepared, incredible opportunity to purchase this affordable productive acreage with livable 3 bedroom, farmhouse with heated shop, equipment storage, and man cave.

WHALEN WHALEN
REALTY & AUCTION, LTD.
PO Box 550
Neapolis, OH 43547



Personal Property to Follow Real Estate



*Truck
Tractor
Tools
Household*



Saturday, Sept 21th, 10:00 AM

AUCTIONEERS



John Whalen

Michael Murry

Jason Whalen

Tax Parcel 25-048068
Year Taxes \$3908.84
Sq Ft 1217
Age 1900
Propane Forced Air Heat 1st Floor/Heat Up Electric
200 AMP Electric
50 Gallon Hot Water Tank Electric
Propane Tank Leased
100 AMP Elec Breaker
Shop is Partial Heated

Living Room 12 x 15
Kitchen 13 x 18 *Appliances Stay*
One Full Bath
Bedroom 12 x 12 *Main*
Bedroom 12 x 15 *Up*
Bedroom 13 x 18 *Up*
Laundry Room 8 x 19
Utility Room 8 x 12
Enclosed Porch 5 x 14
Attached Garage 16 x 30

Drilled Well
Septic
Vinyl Windows
Aluminum Siding
Garage 24x30
Shop 28x72
Barn 30x45
Good Storage

419.875.6317 419.337.7653

See whalenauction.com For Upcoming Auctions!