

Saturday, Oct 26th, 10:00 AM

Offered in 3 Tracts

**Real Estate
& Personal Property**

20+/-

**20+/-
ACRES**

Tract #2

Tract #1

**13689 Co Rd M
Wauseon, OH**

House & Buildings

Contents - Primitives - Tools

Directions: North of Wauseon, on Co Rd M
between Co Rd 13 and 14, south side of road.

**Farm
Auction**

**Open For Inspection
Tuesday, Oct 15, 5-6:30 pm.**

**WHALEN 
REALTY & AUCTION, LTD.**

**Owner: Estate of Pauline R. Johnston
Fulton County Probate #20241043**

Terms: \$6,000 down (each tract) the day of the auction in certified funds w/balance at closing. Closing held on or before 50 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.

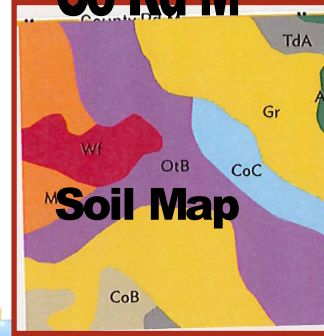
WHALEN REALTY & AUCTION, LTD.
Auctioneers: John & Jason Whalen, Mike Murry
419-875-6317, 419-337-7653 www.whalenauction.com
Information herein deemed reliable but not guaranteed

Personal Property to Follow Real Estate

Get prepared, great opportunity to own a well located farm, 1320'x 1320' with a 3 bedroom farmhouse and buildings. This auction opportunity allows you to own all acreage, farmhouse & buildings or 20 acres with house or 20 acres and nice woods.



Co Rd M



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



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AUCTIONEERS



John Whalen

Michael Murry

Jason Whalen

Tax Parcel 08-017864-00-000/Dover Twp/Sec 1

Year Taxes \$3096.40

Sq Ft 1267

Age 1900

Wauseon Schools

Forced Air Furnace/Central Air

100 AMP Electric/Midwest Energy/Propane (owned)

Vinyl Sided/Shingle Roof/Vinyl Windows

Point well east of shop—old septic east of house and drive—Old dug well under porch (not in use)

Survey provided "only" if sold in 20 acre tracts.

Living Room 13 x 13

Kitchen 12 x 22

1 Full Bath

Bedroom 13 x 13 Main

Bedroom 9 x 21 Up

Bedroom 7 x 12 Main

Laundry 7 x 8

Shop 24 x 26

Small Pole Barn 20 x 30 Dirt Floor/18 x 32 Dirt Floor

Hog Barn 34 x 50 Concrete Floor & other small buildings

Tract #1—3 BR Farm House, Buildings & 20 Acres

Tract #2—20 Ac with 6 Ac of Woods (660' x 1320')

Tract #3—Combination of Tracts 1 & 2 - 40 Acres (1320' x 1320')

419.875.6317 419.337.7653

See whalenauction.com For Upcoming Auctions!