

# 3103 CO RD U, LIBERTY CENTER

ON THE CORNER OF U AND 3

## 3103 Co Rd U - SW Corner of Rd U & 3



Parcel # 30-2700020100  
Taxes: \$2307.38  
(Year-tract 4 only)

Lot Size  
275 X 395  
2.5 Acres

Washington twp  
Liberty Center Schools

# AUCTION

WEDNESDAY JANUARY 15TH, 11:00 AM

## 3 BR 2 BATH RANCH HOME ON 2.5 ACRES

OPEN FOR INSPECTION.  
PREVIEW: TUESDAY JANUARY 7TH, 2025 FROM 4 - 5:30PM

AUCTION HELD AT  
WHALEN AUCTION FACILITY

8020 MANORE RD  
(GPS GRAND RAPIDS, OH 43522)

Get prepared!! Good 3 Bedroom, 2 Bathroom 1,400 square foot ranch. built in 2002 with a full basement, 2 car garage and hobby barn

Henry County Probate # 20241026  
Estate of Ethel Branham  
Terie Gauvey Executor

Auctioneers: John & Jason Whalen,  
Michael Murry  
419-875-6317, 419,337,7653

Living Room	13 x 18
Bedroom	12 x 13
Bedroom	10 x 14
Bedroom	10 x 12
Utility	6 x 14
Full Bath	6 x 10
Kitchen	14 x 20
Roof	Asphalt Shingle
Windows	Crestline
Foundation	Poured
Driveway	Paved
Siding	Vinyl
Water Heater	40 Gal Propane
Furnace	Gas - Propane - leased
AC	
Electric	200 Amp, Tri County Electric
Water/Sewer	Drill well front yard, septic and leach in rear yard

ALL APPLIANCES  
STAY  
WASHER AND DRYER  
STAY

TERMS:\$3,000 down in certified funds on Tract 4. \$10,000 down per tract (1, 2 and 3) the day of the auction non-refundable with balance at closing. Closing held on or before 40 days. Have finances ready, selling with immediate confirmation, as is where is. no buyers premium. all information was derived from sources believed to be reliable but not guaranteed. Dimensions are approximate. Buyers need to rely entirely on their own judgement and inspection of property records. Announcements made the day of the auction take precedence over printed materials.