

REAL ESTATE AUCTION

WEDNESDAY, JANUARY 22ND @ 4PM

4 Bed 1 Bath

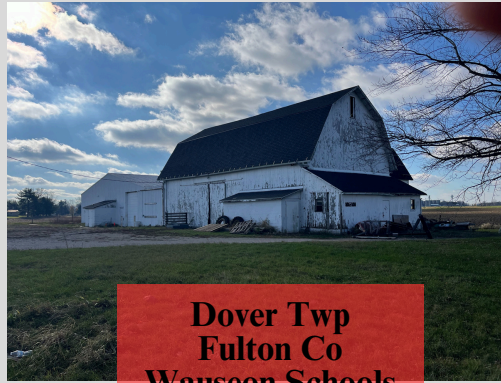
UNLIMITED POTENTIAL, EXCELLENT FOR HOBBIEIST, COLLECTOR OR RENTAL INCOME POTENTIAL

OPEN FOR INSPECTION JANUARY 14TH, 4-5:30 PM

9353 & 9341

Co Rd 14

Wauseon, Oh



Dover Twp
Fulton Co
Wauseon Schools

HOME

Upstairs

Bedroom 11 x 14.5
Bedroom 12 x 14
Bedroom 10 x 11
Attached Garage 21 x 24
Enclosed Porch 9 x 23

Main Floor

Kitchen 14 x 14
Bath 8 x 9.5
Living Room 14 x 18
Den 9 x 10
Bedroom 11 x 14.5

- 1,743 Sq Ft
- Built in 1900
- Vinyl/Brick sided
- Asphalt shingle roof
- Gas Furnace
- Natural Gas
- NO central Air
- Crawl/Partial Basement
- 100 amp breaker
- City Water
- 40 Gal hot water tank
- House - Septic
- Buildings -Sewer
- Gravel Drive
- Appliances - Dishwasher, oven, refridgerator

Home
Tax Parcel
#08-018860-
02-000
Yr. Taxes
\$1899.82

Buildings
Tax Parcel #08-018860-
01-000
Yr. Taxes \$326.26

BUILDINGS

60 x 82 open span steel Building with concrete floor

36 x 60 hip barn with concrete floor

36 x 44 hip barn with concrete floor

Attached additional building has loading dock

Barn tied into County sewer - \$71.00/mo

OVER 9,000 SQ FT STORAGE W/ CONCRETE FLOORS

Currently
No Electricity to Buildings

**409' x 188' LOT
1.7 ACRES**

**Owner: Sue
Mattin**

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

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REALTY & AUCTION, LTD.

Terms: \$4,000 down the day of the auction in certified funds w/ balance due 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 entrelly on their own judgement and inspections of property records. Announcements made the day of the auction take precedence over printed materials.