

AUCTION

5407 Woodville Road Northwood, OH

Thursday, Jan 23, 11:00 AM

Located 1.5 miles east of I 280 on Woodville Rd (St Rt 51)

14 ACRES—2 HOMES—HORSE BARN

Open for Inspection: Tuesday, Jan. 14,
4:00-5:30 pm. Or shown by appointment,
call auctioneer.

House #1—Duplex
2312 Sq Ft with a 3 bedroom unit
and a 2 bedroom unit up. Could
easily be converted back to a 5
bedroom home. 30x60 Garage

House #1



Horse Barn
40' x 60' with 5 Stalls, 10'x10'
matted floor, water, electric,
10x16 tack room, all gates and
round pen.

Barn



House #2



House 2—2 Story
2 Story, vinyl sided, shingle roof
2018, vinyl windows, gas forced
air, central air, 200 amp elec.
And a full basement.

Owner:
Grace Bible Baptist Church

AUCTIONEERS

John & Jason Whalen,
Michael Murry
Office

419-337-7653 419-875-6317

WHALEN WHALEN
REALTY & AUCTION, LTD.

Information contained herein deemed reliable, but not guaranteed.

House #1

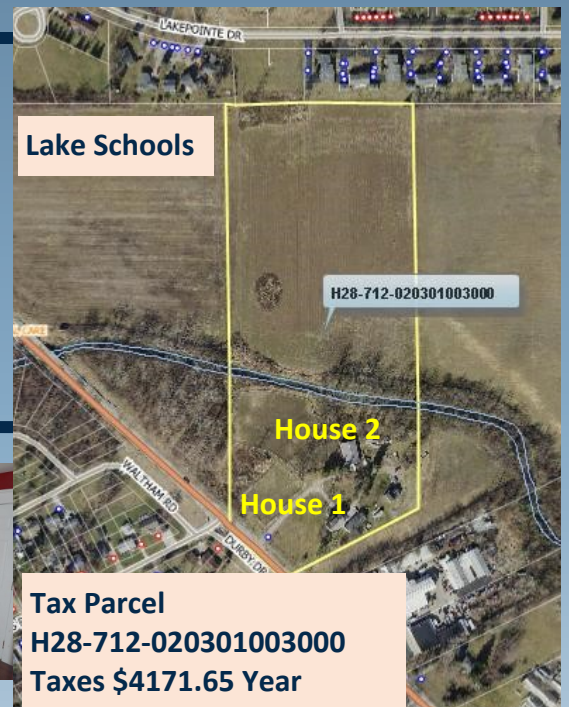
Built 1914



Wood and vinyl windows, slate roof, wood sided, city water & sewer, Columbia gas, hot water boiler heat (needs replaced) 45 gallon HW tank gas, full basement. Utilities not separated.

Duplex—Main Floor
 Entry 11x12 HW Floor
 Living Room 14x24
 Kitchen 12x18 Ceramic Tile Floor/
 Gas Stove
 Dining Room 11x21 HW Floor
 Breakfast Nook 8x13
 Full Bath
Up (2nd level)
 Bedroom 11x15
 Bedroom 11x15 Walkout Balcony
 Bedroom 9x14 HW Floor
 Garage 24x50 (5 Car)
Unit Up (2nd & 3rd Level)
 Living Room 14x14
 Kitchen 11x11 Electric Stove
 Bedroom 12x21
 Bedroom 11x19
 Full Bath

Terms: \$3,000.00 down in certified funds w/balance at closing. Closing held on about 40 days. Have finances ready, selling with immediate confirmation. No Buyer's Premium. **Possession at closing.** Announcements made the day of the auction take precedence over printed materials. 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 judgment and inspections of property records. Any other terms & conditions will be announced the day of the auction and take precedence over printed material.



House #2

Built 1900



House #2—Main Floor
 Living Room 12x16 HW Floor
 Kitchen 10x12 Ceramic Floor
 Dining Room 9x14 HW Floor
 One Full Bath
 Bedroom 15 x 9
UP
 Bedroom 12x13
 Bedroom 8x16

Vinyl sided, shingle roof 2018, vinyl windows, gas forced air heat, central air, 45 gallon gas hot water tank, 200 amp electric, full basement.

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