

Country Real Estate Auction

Home on 3.79 Acres, next to Bad Creek

4406 Co.Rd. B, Swanton, OH 43558

Located at corner of Co. Rd. B & Co. Rd. 4-1



Wednesday February 26, 2020 @ 5:00p.m.

Open For Inspection: Tuesday February 18, 2020 from 4-5:30p.m. Or shown by appointment, call auctioneer.

Unique 3.79 acres with 1 1/2 story 3 bed, 2 full bath home w/many updates incl. new-well, updated metal roof & more. Private property with scenic Bad Creek & many trees. A must see!



Owner: George & Laura Gretzinger

AUCTIONEERS

John & Jason Whalen, Michael Murry

419-875-6317 419-337-7653

www.whalenauction.com

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REALTY & AUCTION, LTD.

Information contained herein deemed reliable, but not guaranteed



Tax Parcel: 25-047448-01.001, Swancreek Twp, Fulton County
Taxes: \$2,280.74 per year
Lot Size: 3.79 Acres, frontage on Co. Rd. B & Co. Rd. 4-1
Built: 1847, remodeled 1994
Sq. Ft.: 1780
Style: 1 1/2 Story
Exterior: Vinyl
Roof: Metal, approx. 10yrs old
Windows: Newer vinyl downstairs
Driveway: Gravel
Schools: Liberty Center

Kitchen:	7'2 x 7'4	Laminate wood floor, refrigerator & stove stays
Eating Area:	8' x 7'5	Wood floor, ceiling fan
Sitting Room:	14'11 x 13'3	Wood floor, wood burning stove, ceiling fan, door to front deck
Dining Room:	14'10 x 15'	Carpet, ceiling fan
Family Room:	23'6 x 11'9	Door to deck, carpet on slab, ceiling fan
Office:	7'7 x 8'10	Laminate wood floor
Master Bedroom:	16' x 10'11	Carpet on slab, ceiling fan
Double walk in closets w/attic access		
Porch:	15' x 8'7	Screened w/ceiling fan
Utility/Mud Room:	12'4 x 7'6	Washer & dryer stay
Bath:	7'5 x 6'	Full w/walk in shower, linoleum floor
Bath:	5'8 x 7'3	Full, laminate floor

Upstairs

Bedroom:	7'7 x 15'	Carpet, ceiling fan, closet
Bedroom:	15'2 x 12'8	Carpet, ceiling fan, closet, attic access w/floor attic, plenty of storage
Water:	New well, 50gal pressure tank. Old well used for outdoor use.	
Heating:	Forced air oil, heat pump & wood burning stove	
Air:	Central	
Electric:	200 Amp, Tri County	
Sewer:	Leach located East of the garage, clean out located East side of the house	
Foundation:	Partial basement, crawl	
Water Heater:	40 gal. electric	
Garage/Shop:	24' x 48' w/2 car garage, work shop, concrete floor	



Garage: 27' x 16', 1 Car detached

AUCTIONEERS: John & Jason Whalen, Michael Murry
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Terms: \$3,000.00 down the day of the auction in certified funds w/balance at closing. Closing held on or before 45 days. **Possession at Closing!** Have finances ready, selling with immediate confirmation "as is, where is". No buyer's premium! Announcements made the day of the auction take precedence over printed materials. All information was derived from sources believed to be correct but not guaranteed.