

Real Estate Auction



7651 Co Rd 13
Wauseon, OH 43567

**Directions: ¾ Miles north
of Airport Hwy on Co Rd 13**



Thursday June 25, 5:00 PM

**Open For Inspection: Thurs. June 18, 5-6:30 PM
or shown by appointment, call auctioneer.**

Tax Parcel	05-007560-08.000, Fulton Co, Clinton Twp.
Taxes	\$1,992.56 / 6 Months
Lot Size	5 Acres, 167' x 1297'
Sq. Ft.	1,932
Year Built	1990
Foundation	Full Basement, 1,596 sq. ft.
Exterior	Vinyl
Roof	Shingle
Garage	2 Car Attached, 2 Car Detached
Driveway	Asphalt
Schools	Wauseon

**Owners: Joyce Buehrer Trust
Curtis Stantz Trustee**

Living Room	16½'x 14½'
Family Room	21'x 14'
Kitchen	12'x 12' Dishwasher, Range
Utility	8'x 7'
Entry	9'x 7'
Master Bed	16½'x 14½', Full Bath
Bedroom	16'x 11', Double Closet
Bedroom	15'x 11'
Baths	2½
Water	Pond
Sewer	Septic
Heat	Natural Gas Forced Air
Cool	Central Air
Water Heater	Gas, 40 Gallon
Electric	200 Amp
Windows	Vinyl
Extras:	¼ Acre Pond, Whole House Security, Aquatek Water System

Terms: \$2,000 down day of auction in certified funds w/balance at closing. Closing held on or before 45 days. Have finances ready, selling with immediate confirmation. No Buyer's Premium. Possession at closing. All information 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.

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