

# REAL ESTATE & CONTENTS AUCTION

**3 Bed-3 Bath Home-5 Acres-Pond-Anthony Wayne Schools**

**5411 S. Fulton Lucas Rd., Swanton OH 43558**

**Located North of Co. Rd. D on Fulton Lucas Rd., Between Co. Rd. D & E.**



Open For Inspection: Monday June 29 from 5-6:30pm.

Or shown by appointment, call auctioneer.

Tax Parcel: 74-12973, Swanton Twp, Lucas County  
Taxes: \$2,115.18 per half year  
Lot Size: Approx. 172' x 1267', 5 acres  
Built: 1995  
Sq. Ft.: 2900 Sq. Ft. including walk out basement  
Style: 2 Story home w/walk out basement  
Roof: Shingle, approx. 2 years old  
Water: Well, 17' sand point, located in center landscape.  
City water available.  
Heating: Natural gas forced air  
Air: Central  
Water Heater: 50 Gal gas  
Electric: 125 Amp, Toledo Edison  
Sewer: Septic, 1500 gal  
w/pump station, located S of house  
2'6 walls w/extra insulation

**Real Estate  
offered @10am**

**Owner: Kenneth & Paula Oberhauser**



**1/4 Acre**



SWANTON, OH 43558

**Terms:** \$5,000.00 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.

**Saturday July 11, 2020 @ 10:00a.m.**

# REAL ESTATE & CONTENTS AUCTION

## Swanton Twp, Lucas County

**WHALEN** WHALEN  
REALTY & AUCTION, LTD.  
P.O. Box 550 Neapolis, OH 43547



40' x 80' Barn  
12' Ceiling  
Shop doors 12' x 10'  
Garage doors 10' x 10'  
Concrete floor 5" In heated shop,  
4" in garage  
200Amp Electric, 220 outlets  
Full bath, kitchen area,  
wood burner  
Attic w/gas furnace,  
40 gal. water heater  
Well insulated w/2'6 walls  
Well pump located in barn

**5411 S. Fulton Lucas Rd., Swanton OH 43558**  
**whalenauction.com**



**5 Acres**

STUNNING PROPERTY IN ANTHONY WAYNE SCHOOLS!! Enjoy hunting & fishing on your own 5 wooded property! The 40x80 barn features a 40x40 (mancave area) that's insulated with furnace, bath, cable tv and kitchen! The 2900 sq ft home features 3 beds, 3 baths and walk out basement! CITY WATER IS AVAILABLE!



Contents selling same day consisting of John Deere Lawn Mower, Tools, shop items, household furniture & furnishings.

**WHALEN REALTY & AUCTION LTD**  
Auctioneers: John & Jason Whalen, Mike Murry  
419-875-6317, 419-337-7653  
Information reliable but not guaranteed