

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

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

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.

**Anthony Wayne
Schools**



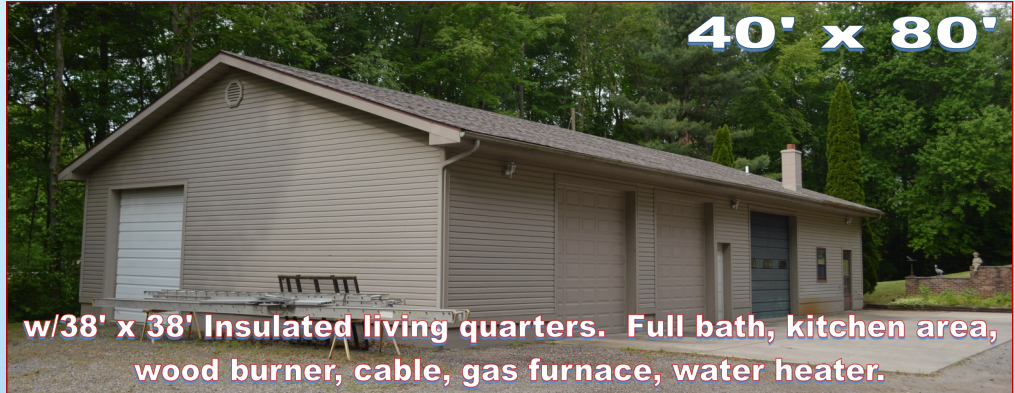
1/4 Acre Pond



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
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



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