

REAL ESTATE & CONTENTS AUCTION

Country Home - Anthony Wayne Schools - Waterville Twp

8205 Noward Rd., Waterville OH 43566

Located West of Waterville on Waterville Neapolis Rd. to South on Noward.



Owner: Dorothy E. Moosman



2 Acres



BUILDINGS

- Pole Barn: 44' x 30' 12' ceiling, concrete floor, insulated
- Barn: 26' x 14' Concrete floor
- Barn: 15' x 17' Concrete floor
- Barn: 27' x 40' Dirt floor w/12' x 22' addition
- Old Barn: 90' x 34' w/26' x 40' addition
- Smoke house: 8' x 9', brick
- Coop: 14' x 23'

- Water: Drilled well
- Sewer: Septic, updated, located South of house
- Heating: Propane, replaced 90% Eff furnace Carrier w/central air, Installed Aug. 2000
- Air: Central
- Water Heater: Electric 40gal
- Electric: 100amp breaker, Toledo Edison

Real Estate offered @10am



Contents selling same day consisting of tractors, equipment, tools, household & more.



Saturday October 17, 2020 @ 10:00a.m.

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.



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2 ACRES-BUILDINGS-ANTHONY WAYNE SCHOOLS

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



Open For Inspection: Tuesday October 6 from 5-6:30pm.
Or shown by appointment, call auctioneer.

Anthony Wayne School District County Living! Stunning farm setting with many updates, very well maintained. Truly a must see! 1 1/2 story home with plenty of barn storage on 2 acres, Waterville Twp.

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Family Room:	19'9 x 23 1/2'	Carpet, ceiling fan, wood burner fireplace
Living Room:	13'10 x 17'7	Carpet
Dining Room:	11'2 x 17'7	Hardwood floor
Kitchen:	15'3 x 14'	Linoleum, stove, refrigerator, dishwasher
Full Bath:	7'3 x 7'11	Tile floor
Enclosed Porch:	7'4 x 23'11	
Storage Room:	6' x 13'	
Back Porch:	8' x 13'	

Upstairs:
 Bedroom: 11' x 12 1/2' Carpet, closet
 Bedroom: 12'2 x 14'9 Carpet, closet



Tax Parcel: 91-30268, Lucas County
 Taxes: \$1,98.38 per half year
 Lot Size: 2.02 +/- Acres, 290' frontage
 Built: 1902
 Sq. Ft.: 1441
 Style: 1 1/2 story
 Roof: Asphalt shingle
 Windows: Replaced vinyl
 Siding: Vinyl
 Foundation: Full basement w/2 sump crocks
 Cistern under family room

whalenauction.com

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