

430 Marshall St, Wauseon

Directions: Shoop Ave to west on E Oak to north on Marshall.



Open For Inspection: Monday, Nov. 16, 4-5:30 pm or by appointment, call auctioneer.

Owners: Estate of the Late Donald Clair
Probate #20201156
Daniel Clair, Executor

Terms: \$2,000 down the day of the auction in certified funds w/ balance at closing. Closing held on or before 45 days. Have finances ready, selling with immediate confirmation "as is where is". No Buyer's Premium. Possession at closing. All information on this flyer was derived from sources believed to be correct but not guaranteed. Dimensions are approximate. Buyers need to rely entirely on their own judgement and inspections of property records. Announcements made the day of the auction take precedence over printed materials.

REAL ESTATE AUCTION

Wednesday, Nov 25, 2020; 5:00 PM
Clinton Township, Fulton Co, OH

Brick Siding
Aluminum Windows
Concrete Drive
Living Room 15' x 20'
Dining Room 8' x 10'
Kitchen 10' x 12' Stove/Refrigerator
Breakfast Nook 7' x 10'
Bedroom 10' x 12'
Bedroom 10' x 12'
1 Full Bath
1 Car Detached Garage

Tax Parcel 06-010736-00-000
Taxes \$1494.40 / Year
Lot Size 50' x 140'
1060 Sq Ft
100 Amp Breaker
30 Gallon Hot Water Tank Elec.
Hot Water Boiler Heat

Auctioneers: John & Jason Whalen, Mike Murry
419-875-6317, 419-337-7653 www.whalenauction.com

Information herein deemed reliable but not guaranteed

REAL ESTATE AUCTION

Wednesday, Nov 25, 2020; 5:00 PM
430 Marshall St., Wauseon, OH

2 BEDROOM, ALL BRICK HOME IN GREAT LOCATION

Get prepared, solid well constructed 2 bedroom, all brick home in great location. Oak hardwood floors. Full useable basement. Cosmetic improvements will make this a wonderful home.



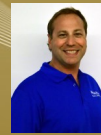
AUCTIONEERS



**John
Whalen**



**Michael
Murry**



**Jason
Whalen**

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REALTY & AUCTION, LTD.

419.875.6317 419.337.7653

See whalenauction.com For Upcoming Auctions!

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