

# Real Estate-Tractors-Vehicles-Farm Machinery-Tools Auction

## 40+/- Acres offered in 2 Tracts

9432 Jerry City Rd., Jerry City OH (Gps Cygnet OH 43413)

**Tract 1- 5.74 Acres**  
**House, Bldgs, 1/2 acre Pond**

**Tract 2- 34.26+/- Acres**

Tax Parcel	S64-411-340000024000	
Taxes	\$3,091.98 per year	
Lot Size	5.74+/- acres	
Built	1956	
Sq. Ft.	2046	
Style	Ranch	
Roof	Shingle	
Foundation	Partial basement	
Heating	Natural Gas, Air ease 90% efficiency furnace	
Cooling	Central Air	
Water Heater	40gal gas	
Electric	200amp, Toledo Edison	
Sewer/Water	City Water, septic	
Driveway	Concrete driveway	
Extras	Water softener	
Kitchen	12' x 14'10"	Stainless refrigerator, stove, dishwasher & microwave. Laminate floor.
Living Room	13'5 x 26'	Carpet, wood burner insert fireplace, carpet, ceiling fan.
Family Room	15'5 x 27'3"	Carpet, ceiling fan
Bedroom	13'6 x 13'6"	Carpet, closet
Bedroom	11'6 x 13'4"	Carpet, closet
Bedroom	11'10 x 9'4"	
Bathrooms	2 Full	8'5 x 7'3 and 3'6 x 9'
Utility Room	10' x 7 1/2'	Laminate floor
Garage	24' x 58'	2 Car detached w/ porch

**Stunning rural setting w/5+ acres, approx. 1/2 acre pond, large farm buildings.**



**Real Estate Open For Inspection: Monday May 24 from 5-6:30pm.**

**Terms:** *Tracts will not be offered together.* \$5,000.00 down on each tract 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. No buyer's Premium! Possession at closing. Announcements made the day of the auction take precedence over printed materials. All information 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.

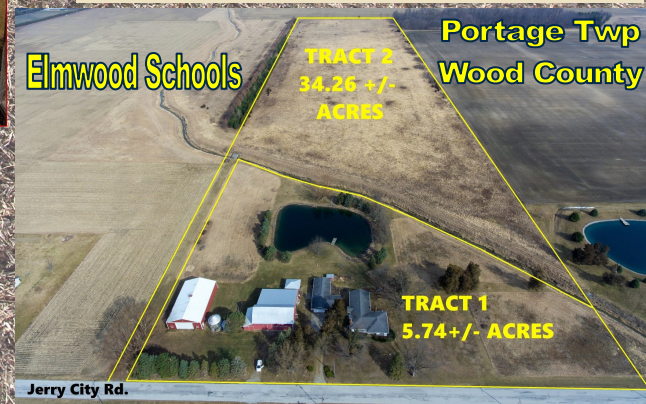
**Saturday June 5, 2021 @ 10:00a.m.**

**Beautiful open prairie.  
 Perfect for recreation!**

Tax Parcel	S64-411-340000023000
Taxes	\$158.71 per year
Lot Size	34.26+/- Acres

**CRP enrollment expires 9-30-2021.**

**Owner: Lewallen Family Trust**



# Real Estate-Tractors-Equipment-Vehicles-Tools

Saturday June 5, 2021 @ 10:00a.m. Jerry City Ohio

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



**Tract 1**- Beautiful setting with mature trees for this ranch home on 5.74 acres with porch overlooking pond. Home has whole house generator, natural gas & city water. Plenty of storage with detached garage, Morton building & hip barn. So much to offer! Must see. **Tract 2**- 34.26 acres of beautiful open prairie. CRP enrollment expires 9-30-2021. Portage Twp, Wood County, Elmwood Schools. *Tracts will not be offered together.* See [whalenauction.com](http://whalenauction.com) for photos and more information.

Open For Inspection:  
Friday June 4 from 10am-2pm.



**Real Estate offered @10am followed by contents.**

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

**View items online @ [whalenauction.com](http://whalenauction.com)**