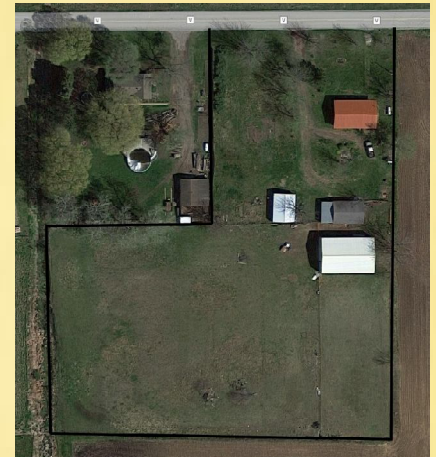


ESTATE AUCTION
~ REAL ESTATE ~ 3+ ACRES~ HOME~ BUILDINGS
WEDNESDAY APRIL 4, 2018 @ 5PM.
7349 COUNTY ROAD V, LIBERTY CENTER OH 43532
Located Approx. 1.5mi. North of Liberty Center on St. Rt 109 to East on
Co. Rd. V to property.



Tax parcel: 26-240004.0000, Liberty Twp, Henry County
Taxes: \$583.20 per half year
Lot size: 3.12 acres
Sq. Ft. 1144
Built: 1956
Heat: Propane
Roof: Metal, newer per auditor
Electric: Tri County
Water/Sewer: Septic & well
Siding: Vinyl
Windows: Some newer per auditor
Driveway: Gravel
Block Building: 32' x 24' Dirt floor used as animal stalls.
Pole Barn: 40' x 60' Dirt floor, 12' Ceiling, no electric or water
Pole Barn: 24' x 32' 8' Ceiling, concrete floor

Open House: Tuesday March 27
 from 5-6:30p.m. Or shown by
 appointment, call auctioneers.



1 Story 2 bedroom home with 1100sq. ft. on 3+ acres. Selling in "As Is" Condition. House had a fire in 2013 and was currently under renovation. It is not complete and selling in "AS IS" condition. All contents of buildings & home stay with the property. Property is in an Estate, selling contingent upon Henry County Probate Court approval. See www.whalenauction.com for more photos.



Terms: \$3,000.00 down 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. This is an Estate property; selling contingent upon probate court approval. Announcements made the day of the auction take precedence over printed materials. All information on this flyer was derived from sources believed to be correct but not guaranteed.

Auctioneers: John & Jason Whalen, Mike Murry
419-875-6317, email info@whalenauction.com
www.whalenauction.com

Information herein deemed reliable but not guaranteed

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REALTY & AUCTION, LTD.