

ESTATE AUCTION
REAL ESTATE & PERSONAL PROPERTY
SATURDAY APRIL 7, 2018 @ 10:00A.M.
3-932 Co. Rd. P, McClure OH 43534
~ Home with 2.85 acres, Pond & Building~
Real Estate offered 1st followed by contents
Located North of McClure on St Rt 65 to East on Co. Rd. P.



Tax parcel: 33-150012.0000, Damascus Twp, Henry Co.
Taxes: \$966.24 per half year
Lot size: 2.85 acres
Sq. Ft. 2072
Built: 1900

Open House: Tuesday March 27 from 5-6:30pm, or shown by appointment. Call auctioneers.

Main Floor

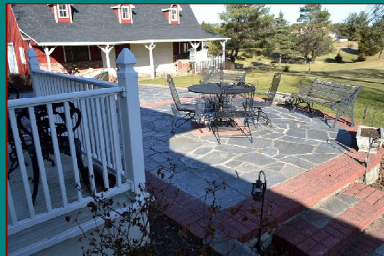
Kitchen:	15' x 10'7"	New laminate floor, lots of built in oak cabinets, Corian counter tops, granite on island, electric stove, microwave, dishwasher, garbage disposal stay.
Dining Room:	14'3 x 11'4"	Laminate floor, vaulted ceiling
Family Room:	11'8 x 15'	Laminate floor, wood burning fire place, vaulted ceiling
Master Bedroom:	15'2 x 14'3"	Carpet, ceiling fan, built in cabinet, bay window
Master Bath:	8' x 14'3"	Walk in closet, tile floor
Bath:	9'4 x 8'7"	Full, linoleum floor
Utility Room:	14' x 7'	Tile floor, sink, cabinets, washer & dryer stay
Upstairs		
Bedroom:	11'11 x 12'6"	New carpet, closet, ceiling fan
Bedroom:	13' x 12'6"	New carpet, closet
Landing:	12' x 12'6"	New carpet
Foundation:	Full basement	25' x 12'2 with new carpet
Attached Garage:	24' x 36'	Attached

Estate of Forrest Plotts
Henry Co. Probate 2017-1127
Kathy S. Hoops Executrix

Heat: Hot water boiler heat, updated. Propane.
Propane tank owned. Service from Propane Inc, North Baltimore.
Water Heater: Hot water boiler
Roof: Asphalt shingle, rubber roof over porch
Exterior: Vinyl
Electric: 200 amp, Toledo Edison
Water: City
Sewer: Septic
Driveway: Asphalt
Schools: Napoleon
Extras: Pond
Barn: 24' x 42'



Concrete floor, w/loft; 20' x 12' insulated workshop, has water outside



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. 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, Fax: 419-875-6333
www.whalenauction.com

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Information herein deemed reliable but not guaranteed