

**REAL ESTATE AUCTION  
WEDNESDAY MAY 2, 2018 @ 5PM.  
13322 MOHLER RD., GRAND RAPIDS, OH 43522  
~3 Bed, 2 Bath Ranch On 1 Acre~**

Located South of Neapolis Waterville Rd. on Jeffers to West on Mohler.  
At corner of Mohler & Woodbrier Lane



Open House: Monday April 23 from 5-6:30pm, or shown by appointment. Call auctioneers.



Tax parcel: 52-47871, Providence Twp, Lucas County  
Legal: Woodbrier Acres Plat 1 Lot 7. Home owners Association fee \$100/yr.  
Taxes: \$1255.38 per half year  
Lot size: 135' frontage x 325', 1 Acre  
Sq. Ft. 1332  
Built: 1975

Owner: Stephen & Marcie Garlick

Kitchen:	7'2 x 10'8	Linoleum Floor
Dining Room:	10'7 x 13'9	Laminat floor, ceiling fan, sliding door to deck.
Family Room:	19' x 18'5	Carpet, ceiling fan
Master Bedroom:	13'8 x 13'2	Carpet, ceiling fan, closet
Master Bath:	4'10 x 7'2	Full, linoleum floor
Bedroom:	10'7 x 10'1	Carpet, closet
Bedroom:	10'2 x 13'8	Carpet, ceiling fan, closet
Bath:	5' x 8'3	Full
Utility Room:	5'3 x 6'	Tile floor, large closet
Garage:	23'5 x 21'7	2 Car attached, attic access
Foundation:	Crawl	Access outside
Heat/Air:	Baseboard, natural gas, Central air	
Water Heater:	40gal gas	
Roof:	Shingle	
Exterior:	Metal	
Electric:	Panel in garage, Toledo Edison	
Water:	Well, located front of house	
Sewer:	Septic, located behind house	
Driveway:	Asphalt	
Schools:	Anthony Wayne, Whitehouse Elementary	

Shed on property.

**Minimum Bid \$70,000!!**

Great location! Enjoy small town country living in this 3 bedroom ranch home on 1 acre! Anthony Wayne Schools, close to Wabash Cannonball trail and walking distance to Majestic Oak Winery! Home needs TLC. See [whalenauction.com](http://whalenauction.com) for 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. 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](http://www.whalenauction.com)**

Information herein deemed reliable but not guaranteed

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REALTY & AUCTION, LTD.