

Absolute Real Estate Auction

Tuesday, May 29, 10:00 am

2 PROPERTIES

Auction Held At
3049 SH 120, Metamora
1/2 Mile west of downtown Metamora

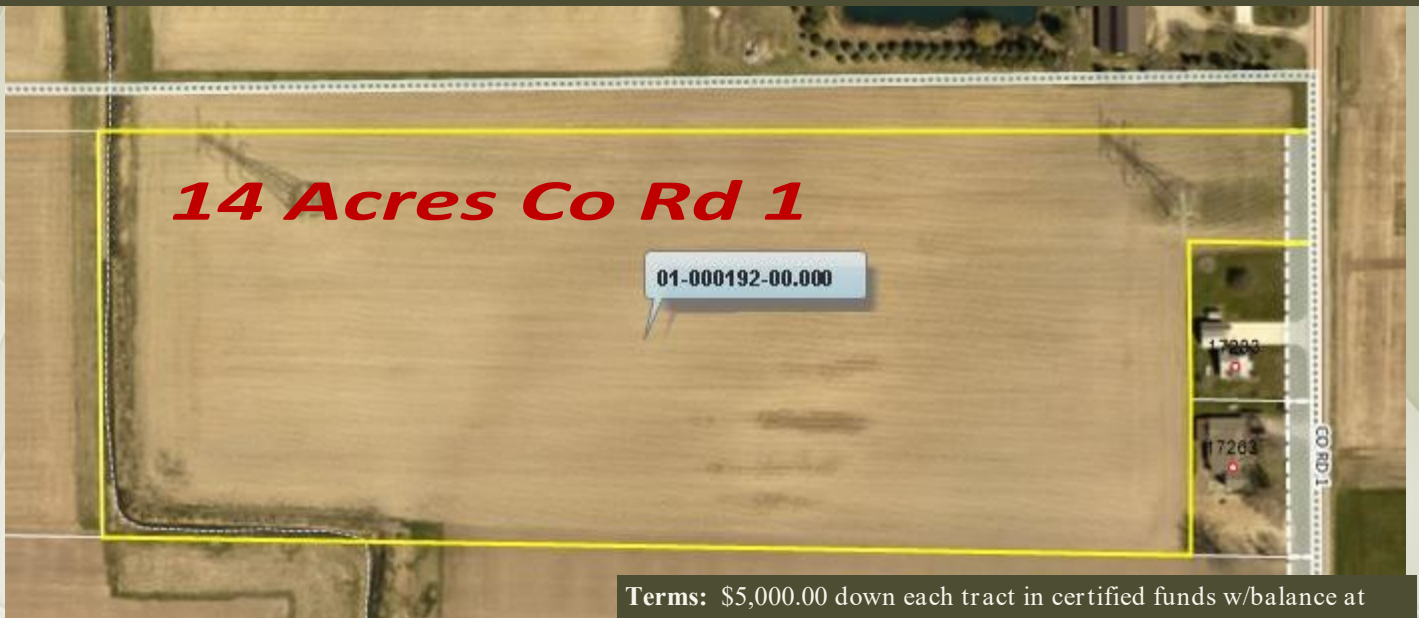
3049 SH 120
House & 5 Acres



Open for Inspection: Tuesday, May 22, 5:00—6:30 pm or shown by appointment, call auctioneer.

Owner:
William E Farnsel, Trustee
Lonnie Lutz, Attorney

2 PROPERTIES
3049 SH 120—House & 5 Ac
14 Acres Co Rd 1 North of SH 120



14 Acres Co Rd 1

Terms: \$5,000.00 down each tract in certified funds w/balance at closing. Closing held on or about 40 days. Have finances ready, selling absolute to the highest bidder. No Buyer's Premium. Possession at closing for house. Possession for farming upon receipt of down payment for 14 acres. 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. Dimensions are approximate. Buyers need to rely entirely on their own judgment and inspections of property records. Any other terms & conditions will be announced the day of the auction and take precedence over printed material.

WHALEN **WHALEN**
REALTY & AUCTION, LTD.

Auctioneers: John & Jason Whalen
Michael Murry

419-337-7653 419-875-6317

Information contained herein deemed reliable, but not guaranteed.



3049 SH 120 Metamora

House And 5 Acres
3 Bedrooms, 1 Bath, 1099 Sq Ft
Tax Parcel 01-000656-00-000
Taxes \$1,221.10 Year
Over 690' Frontage w/City Water

Living Rm 11 x 18
Dining Rm 12 x 16
Kitchen 10 x 12 All Appliances
Bedroom 12 x 15
Bedroom 10 x 12
Bedroom 12 x 10
Sunporch 7 x 14
Gas Forced Air Wall Furnace
Window Air
Wood Windows
Roof 15 Years
40 Gal. Elec. Hot Water Tank
100 amp Breaker
Septic Tank SE corner of garage
Crawl access by TV tower



Garage 24 x 30



Barn 30 x 42

Part of Property in Flood Plain Near Creek (Not House)

14 Acres Co Rd 1 North of SH 120

Tax Parcel 01-000192-00-000

Taxes \$630.40 Year

13.4 Tillable; Mixture of Mermill,

Hoytville soil

120' Frontage

Selling Absolute to the Highest Bidder



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