

**Real Estate Auction**  
**Tuesday July 17, 2018 @ 5:00pm**  
**T-821 Co Rd 4A Liberty Center, OH 43532**  
 Located: St. Rt. 109 south to east on Co. Rd. U to  
 south on Co. Rd. 4A between Co. Rd. U & Co. Rd. T



**Owner: Delores Atkinson  
 Kim Baker / Brad Atkinson POA**

**Tax Parcel:** 30-280014.0000, Washington Township  
**Taxes:** \$770.53 per half year  
**Lot Size:** 1.13 Acres  
**Sq. Ft.** 1,440  
 This is a 1974 Log Mark II 60' Manufactured Home.

**Open House: Tuesday July 10 from  
 5-6:30 pm. Or shown by appointment.  
 Call Auctioneer**

**Living Room:** 11'2" x 25' Carpet, Ceiling Fan, 2 Closets  
**Living Room:** 14'9" x 20'3" Carpet, Foyer  
**Kitchen:** 8' x 17' Carpet, Built in Stove, Range, Oven  
**Master Bedroom:** 15' x 12' Carpet, Walk in Closet, 8½' x 4½' Bath  
**Bedroom:** 11' x 11'3" Carpet, Closet  
**Bedroom:** 11'3" x 10'8" Carpet, Closet  
**3-Season Porch:** 22' x 9' Carpet  
**Breezeway:** 16'8" x 25' Heat, Tile, Washer & Dryer Hookup  
**Baths:** 2 Full 8½' x 4½', Master 8½' x 4'  
**Foundation:** Partial Basement, Crawl, Sump Pump

**Electric:** 200 Amp, Toledo Edison  
**Heat:** Propane Forced Air 90% Effective, Propane Tank Owned  
**Cooling:** Central Air  
**Water Heater:** 40 Gallon Gas  
**Roof:** Asphalt Shingle  
**Exterior:** Aluminum  
**Water:** Well, Next to Detached Garage  
**Sewer:** Septic, In Back  
**Garage:** Attached 25' x 21'7" w/Opener; Detached Stick Built 16' x 20', Concrete Floor  
**Driveway:** Asphalt  
**Schools:** Liberty Center

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

**Auctioneers: John & Jason Whalen, Mike Murry**  
**419-875-6317 419-337-7653**  
**www.whalenauction.com**  
**Information herein deemed reliable but not guaranteed**

**Terms: \$3,000 down 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  
 "as is where is". No Buyer's Premium. 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.**