

# Real Estate and Personal Property Auction Saturday, Oct 6, 10:00 AM

# 1430 Woodlawn Napoleon, OH

**Direction:** West of downtown on Woodlawn just west of Glenwood. Close to high school.

**Open for Inspection:** Monday, Sept. 24, 5:00—6:30 PM or shown by appointment, call auctioneer.



**Owner:** Jim Brinkman

**Get prepared! Original owner quality well constructed family home on park like setting in great location offered at public auction.**

**Terms:** \$5,000.00 down in certified funds w/balance at closing. Closing held on or before 45 days. Have finances ready, selling with immediate confirmation. 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. 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.

Information contained herein deemed reliable, but not guaranteed.

**AUCTIONEERS—John & Jason Whalen, Michael Murry - Office 419-337-7653 or 419-875-6317**

# Real Estate and Personal Property

**1430 Woodlawn  
Napoleon, OH**

Vinyl Sided  
Casement Windows  
(Anderson)  
Asphalt Shingle  
Roof (10 year)  
Built 1989  
2816 Sq Ft  
Taxes \$2513.70 Year  
Parcel 41-149047.0020  
Napoleon Schools  
Central Air  
Natural Gas F-Air Heat  
45 Gallon HW Tank  
200 AMP/Napoleon Power  
Poured Walls  
Full Basement



Living Rm 15 x 16  
Bedroom/Family Rm 19 x 28 Up  
Kitchen 11 x 12 Frig/Stove/Oak Cabinets  
Breakfast Nook 12 x 10  
Dining Room 12 x 13  
Bedroom 13 x 17 Master w/Full Bath/  
Big Walk-in Closet  
Bedroom 12 x 19 Up  
Baths 2 Full  
Sunroom 7.5 x 22  
Utility Rm 8 x 10  
Attached Garage 20 x 22

## Auction

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