

Absolute 44.017+/- Acre Real Estate Auction

Offered in 3 Tracts



- TRACT 1**
40.797+/- ACRES
(SUBJECT TO SPLIT APPROVAL)
- TRACT 2**
HOUSE & 3.22 +/- AC
- TRACT 3**
COMBINATION OF TRACT 1 & 2

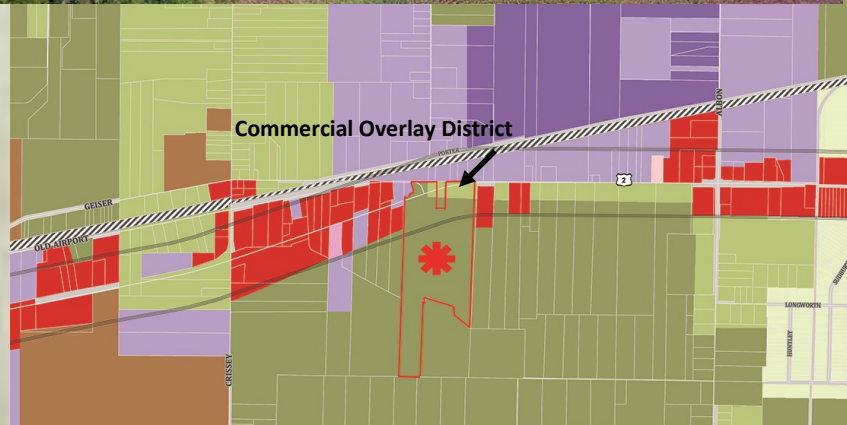
**8721 Airport Hwy
Holland, OH**

Wednesday, Oct 10, 5:00 PM

Directions: Airport Hwy between Crissey and Albon.

Open For Inspection: Mon. Oct 1, 5-6:30 PM or shown by appointment, call auctioneer.

Parcel 1—40.797 +/- Acres
180.05' Frontage on Airport Hwy.
120' West of Neighbor/60' East of Neighbor
City Water Available (Tap Fee Approx \$1600.00)
Storm Sewer Available
Subject located in Commercial Overlay District
Old House used as storage has electric.
Half Year Taxes \$4,068.00 (Approx)
1.64 acres of property in wet lands.



AUCTIONEERS

**John & Jason Whalen,
Michael Murry
Office**

419-337-7653 419-875-6317

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

Information contained herein deemed reliable, but not guaranteed.

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Living Rm 13 x 16
Dining Rm 14 x 15
Kitchen 10 x 15
Family Rm 16 x 23
Bath 1 Full Main
Bedroom 11 x 15 Up
Bedroom 11 x 15 Up
Summer Porch 12 x 21
Garage 21 x 28 Detached

Vinyl Sided (New)
Shingle Roof (New)
Furnace/Air (New)
Hot Water Tank (New)
Newer Windows
New Insulation
Natural Gas
Well NE of House N of 2 Bushes
Septic Tank NW of Back Step

Parcel 65-19641
Age of House Built 1887
100 AMP Electric
Sq Ft 2060
Springfield Township
Springfield Local Schools

Lot Size 341' x 410' (3.22 +/- Acres)
Foundation Partial Basement
Well/Septic
Special Assessment till 2033 for water line.
Half Year Taxes \$1,416.00 (Approx)

TRACT 2
3,228 +/- Acres with House

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**8721 Airport Hwy
Holland, OH**

Owners: James & Carol Gleason

Terms: \$3,000.00 down in certified funds w/balance at closing for house; \$10,000 down for farm. Closing held on about 45 days. Have finances ready, selling "Absolute to the Highest Bidder". 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.

Main house if torn down could not rebuild residential.

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