

REAL ESTATE AUCTION

WHEN: Sunday, October 2, 2022

1:00 p.m. - REAL ESTATE

For: Barbara J. Gentry, Owner

WHERE: 427 STANGE RD., GRAYTOWN, OH 43432

DIRECTIONS: From downtown Oak Harbor take SR#163 west, turn south on Stange.

REAL ESTATE: 0.938 +/- acres (264 x 154), 2-story brick home, 2-car detached garage (24x24), affordable home for the handyman. Per auditor's card, it has 4 bedrooms, 1 full bath, 1,750 sq. ft., on a crawl space, year built 1894

Terms: Cash or check with proper ID. All items sold as is, where is. Not responsible for accidents, or items after they are sold. Statements made the day of sale supersede all printed matter. Licensed by the Division of Licensing, Ohio Department of Agriculture, and bonded in favor of the State of Ohio.

Real Estate Terms: Non-Refundable Down Payment of \$5,000 due at time of auction, with balance due on delivery of deed in 45 days. Taxes will be prorated. Statements made the day of sale supersede all printed matter. Property sold not contingent upon financing or inspections. Owner reserves the right to accept or reject any and all bids.

NOTE: Chad W. Brough Auctioneer is licensed by the Ohio Department of Agriculture and a licensed Broker for Batdorff Real Estate, Inc. Chad W. Brough and Batdorff Real Estate, Inc. are representing the sellers only. Property is sold as is, where is, no guarantees. Buyers shall rely entirely on their own information and inspection of the property. All data subject to errors, omissions or revisions and is not warranted.

Chad W. Brough - Auctioneer 419-262-7408

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