

Gorrell Bros.

AUCTIONEERS & REAL ESTATE
1201 N. Williams • Paulding, OH

419-399-4066

www.gorrellbros-paulding.com

REAL ESTATE AUCTION

Wed., Oct. 26, 2022 @ 5 PM

Location: 306 W. Woodcox St., Antwerp



Investors & Speculators Beware

3 BR, 1 ½ baths, 1,380+- sq. ft. living area ranch style home with 2 car garage ... Home needs much repair Is vacant and suffers from neglect ... probable mold and / or mildew in parts ... utilities are not on ... **Seller (Estate) will make no repairs - Buying "As Is and Where Is" With All Of Its Faults But So Much potential** Auditor indicates 100'x160' lot - nice location.... **Per Court Order, Sells with a minimum opening bid of \$24,667.**

Open Inspections

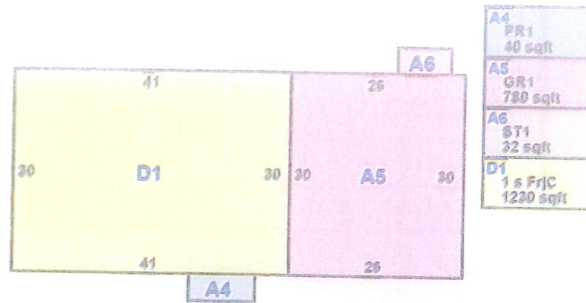
Thurs. Oct. 13 from 4PM to 5 PM

Sat., Oct. 15 from 10 AM to 11A.M

Wed., Oct. 19 from 4 PM to 5 PM

Terms: \$1,000 earnest money on the day of the auction upon the signing of the Sale Contract Of Real Estate with the balance due at closing on or before Nov. 28, 2022, upon delivery of Fiduciary Deed and evidence of Marketable Title. Real estate taxes prorated to date of closing. Possession at closing.

Seller: Billie Jean Jackson Estate, Pldg Co. Probate Crt Case 20211051; Virginia Saylor, Adm; Marc Warncke, Attorney Larry D. Gorrell, Broker - Aaron Timm & Don Gorrell, Auctioneers



Legal

Legal Acres	0.367	Homestead Reduction	Y
Legal Description	LOT 26&LOT 27 SCHOOLHILL ...	Owner Occupied	Y
Land Use	510 - Single family Dwlg ow...	Foreclosure	N
Neighborhood	00309	Board of Revision	N
Card Count	1	New Construction	N
Tax Lien	N	Lender ID	0
Annual Tax	\$778.40	Divided Property	N
Routing Number	122800		

Residential

Dwelling 1

Number Of Stories	1.0	Exterior Wall	Wood/Alum
Style	Conventional	Heating	Heat
Year Built	1962	Cooling	None
Year Remodeled	0	Basement	Crawl
Number of Rooms	5	Attic	None
Number of Bedrooms	3	Finished Living Area	1,230 sqft
Number of Full Baths	1	First Floor Area	1,230 sqft
Number of Half Baths	1	Upper Floor Area	0 sqft
Number of Family Rooms	0	Half Floor Area	0 sqft
Number of Dining Rooms	0	Finished Basement Area	0 sqft
Number of Basement Garages	0	Total Basement Area	0 sqft
Grade	C 00	Fireplace Openings	0
Grade Adjustment	1.00	Fireplace Stacks	0