

Gorrell Bros.

AUCTIONEERS & REAL ESTATE

1201 N. Williams • Paulding, OH

419-399-4066

www.gorrellbros-paulding.com

REAL ESTATE AUCTION

Thurs., July 6, 2023 @ 5 PM



Location: 849 Johnson Rd., Paulding, OH

Clean 2 BR Home With Morton Pole Barn

Auction is held on location Auditor indicates 964+- sq. ft. living area, 2 BR, 1 Bathroom Home *plus* 340+- sq. ft. attached garage *plus* 24'+- x 24'+- Morton Pole Barn *plus* small storage barn 75'+- x 150'+- lot ... blacktop driveway **Has had updates.**

Open Inspections: Wed. June 21 from 4PM to 5 PM

and Sat. June 24 from 10 AM to 11A.M

and Sat. July 1 from 10 A.M to 11 A.M.

or call the office. Visit our web site @ www.gorrellbros-paulding.com or see info tubes at the property

Terms: \$3,000 earnest money on day of auction upon signing of the Sale Contract Of Real Estate with the balance due at closing on or before Aug. 7, 2023 upon delivery of Fiduciary Deed and Certificate Of Title .. Offered subject to confirmation of Paulding County Ohio Probate Court in Case 20231041, if necessary

**Seller: Robert G. Carothers Estate; Rebecca L. Lamb, Executor; James M. Sponseller, Attorney
Larry D. Gorrell, Broker - Aaron Timm, Kenny Thomas & Don Gorrell, Auctioneers**



Auditor's Aerial Plat Map

Paulding County Ohio

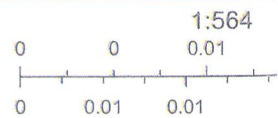


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s PLSS_Section

sses Road Labels

hips Corporate Boundaries Zoom In

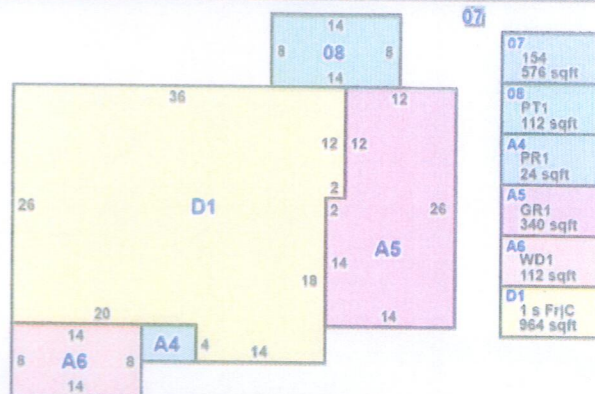


Sources: Esri, Airbus DS, USGS, NGA, NAS/
NLS, OS, NMA, Geodatastyrelsen, Rijkswat
Intermap and the GIS user community

Auditor's Off

Building Information From Auditor's Card
Auditor Parcel 23-51A-009-00
Estimated Annual Real Estate Taxes Without Homestead Exemption \$1,173.66

Sketches



Residential

Dwelling 1

| | | | |
|----------------------------|--------------|------------------------|-----------|
| Number Of Stories | 1.0 | Exterior Wall | Wood/Alum |
| Style | Conventional | Heating | Heat |
| Year Built | 1960 | Cooling | None |
| Year Remodeled | 0 | Basement | Crawl |
| Number of Rooms | 4 | Attic | None |
| Number of Bedrooms | 2 | Finished Living Area | 964 sqft |
| Number of Full Baths | 1 | First Floor Area | 964 sqft |
| Number of Half Baths | 0 | 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-01 | Fireplace Openings | 0 |
| Grade Adjustment | 0.95 | Fireplace Stacks | 0 |
| Condition | AV AV | Other Fixtures | 0 |

Improvements

| Description | Card | Segment ID | Size (LxW) | Area | Condition | Year Built | Appraised Value (100%) |
|---------------|------|------------|------------|------|-----------|------------|------------------------|
| Pole Barn | 1 | 07 | 24x24 | 576 | AV AV | 1994 | \$7,200.00 |
| Totals | | | | | | | \$7,200.00 |