

MARTIN SCHROEDER

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Edgar Vance Residence

188 Jefferson St., Vaughnsville, Ohio 45893

~ AUCTION ~

Saturday, October 26, 2024
at 10:00 a.m.



FIRST FLOOR FEATURES...

- Master Bedroom: 13' x 10 1/2'
- Extra Large Living Room: 31' x 19'
- Dining Room: 14 1/2' x 13'
- Cozy Kitchen: 10' x 8 1/2'
- Family Room: 16 1/2' x 14 1/2'
- Front Door Foyer: 6' x 4 1/2'
- Full Bathroom: tub/shower/toilet/sink

SECOND FLOOR FEATURES...

- Second floor Landing 17' x 10'
- Bedroom #2: 12' x 15'
- Bedroom #3: 12' x 9 1/2'
- Bedroom #4: 15' x 9 1/2'
- Extra Room: 8' x 7'

BASEMENT FEATURES:...

- LP gas furnace (installed 2019)
- Electric water heater
- Storage

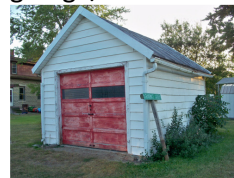
LARGE GARAGE With WORKSHOP...

- 20' x 24' attached garage
- Attached 24' x 16' enclosed workshop

- 2608 sq. ft.
- School: Columbus Grove
- Newer Vinyl Replacement windows
- Siding: vinyl / block
- Shingle roof: (installed 2012)
- Electric: Paulding-Putnam
- Half Taxes: Approx. \$790.00
- Lot Size: irregular (approx.: .40 acre)



- Concrete Drive
- First floor central A/C
- Insulated
- 12' x 16' one car detached garage/shed



AUCTION TERMS ON REAL ESTATE: \$3,000 down day of auction and balance is due within 45 days. All financing must be in place as this home is not being sold subject to financing. All interested parties must do their own due diligence and personal and/or professional home inspection of this property prior to the auction as this home is not being sold subject to any buyer's home inspection report. Talk to your banker, make your financial arrangements and come prepared to bid and buy. This home is being offered at auction for the high dollar subject only to the confirmation of the sellers and the approval of Medicaid.

NOTES: visit www.SchroederRealtorAuctioneer.com for completed state required Property Disclosure Form, the federal required Lead Paint Disclosure form and other important information.

LEGAL DESCRIPTION: Inlot #80 and #81 with exceptions, Village of Vaughnsville, Putnam County, Ohio. Parcel #50-039110.0000

Buyer's Agent referral participation is accepted-Agents must call for details.

*INFORMATION HEREIN IS BELIEVED TO BE ACCURATE BUT NOT WARRANTED
MARTIN SCHROEDER REALTOR/BROKER IS AN AGENT FOR THE SELLER*