

Thursday September 12 2024, 11AM Lucas County
Monclova Twp.
Auction Held at Whalen Auction Building
8020 Manore Rd. Neapolis, OH 43547 (gps Grand Rapids, OH 43522)

WHALEN
 REALTY & AUCTION, LTD.
 P.O. Box 550
 Neapolis, OH 43547

356± ACRES

SEPTEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7
8	9	10	11	12	13	14
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29	30					

No Buyer Premium

FARMLAND AUCTION

*Monclova Twp.
 Anthony Wayne Schools*

356± ACRES
Multi Parcel Method

Open House: Tuesday September 3rd from 12-6pm
Held at Whalen Realty & Auction, Neapolis, OH
Come and meet the Auctioneers and see a demonstration
on how the multi parcel method works!

Auctioneers



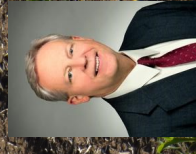
John Whalen



Jason Whalen



Mike Murry



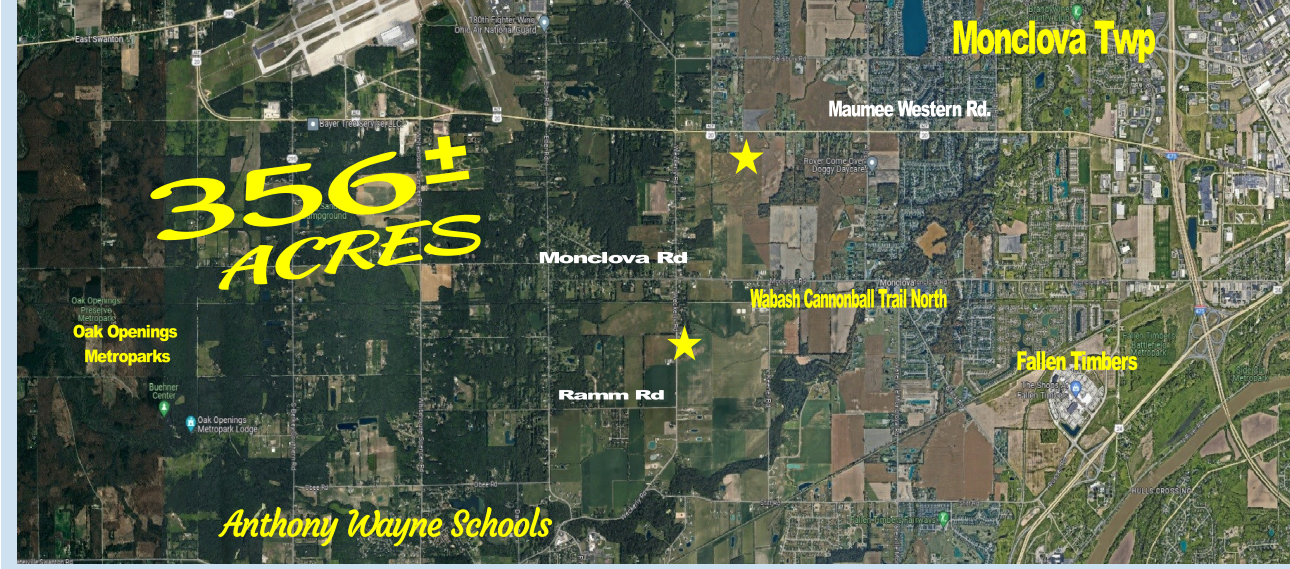
Dave Kerscher

Auction in conjunction with
Miller Diversified Realty - Dave Kerscher

WHALEN
 REALTY & AUCTION, LTD.
 419.875.6317 419-337-7653

Thursday September 12 2024, 11AM

Held at Whalen Auction Building 8020 Manore Rd. Neapolis, OH 43547 (gps Grand Rapids, OH 43522)



Owner: Samuel F. Scott Trust
Daniel P. McQuade Trustee



Terms: \$20,000.00 down in certified funds on each tract w/balance at closing. Closing held on or before December 11, 2024. Have finances ready, selling with immediate confirmation, as is where is." No Buyer's Premium. Possession upon removal of fall crops for farming purposes. Title Work through Lincoln Title @ Dan McQuade attorney office. All information was derived from sources believed to be correct but not guaranteed. Dimensions are approximate. Buyers need to rely entirely on their own judgement and inspections of property records. Announcements made the day of the auction take precedence over printed materials.



No Buyer Premium



FARMLAND AUCTION

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Scan For More Info

Monclova Twp.

Maumee Western Rd.

356 ± ACRES

1031 Exchanges Are Welcome But Not Contingent Upon

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Scan For
More Info

Multi Parcel Method

Monclova Rd.

Wabash Cannonball Trail North

No BUYER PREMIUM

Owner: Samuel F. Scott Trust
Daniel P. McQuade Trustee

Tract 1- 89.146 Acres on Weckerly Rd. Parcel #38-42787. 2644.51' on Weckerly Rd. with 1475' depth. Great productive farm. Predominantly Toledo Silty Clay, Mermill Loam, Rimer Loamy Fine Sand. City water available. Taxes \$2,508.18 / Year

Tract 2- 46.546 Acres on Ram Rd. Parcel #38-39021. Granby Loamy Fine Sand, Tedrow & Rimer Sand. 550.93' frontage on Ramm Rd. with 2647.30' depth. City water available. Taxes \$956.32 / Year

Tract 3- 33.822 Acres on Weckerly Rd. Parcel #38-38331. 1102.49' frontage on Weckerly Rd. with 1325.84' on Wabash Cannonball Trail! Mostly Ottokee Fine Sand. City water available. Taxes \$729.44 / Year

Tract 4- 39.175 Acres on Monclova Rd. Parcel #38-06948. 620' of frontage on Monclova Rd. with 2716' depth. Mostly Bixler Loamy Fine Sand & Lenawee Silty Clay Loam. City water available. Taxes \$1,038.00 / Year

Tract 5- 48.318 Acres on Maumee Western Rd. Parcel #38-21681. 637.37' frontage on Maumee Western Rd. with 2300+ feet in depth. Mostly Lenawee Silty Clay Loam. City water available. Portions of property are in flood plain. Taxes \$1,758.88 / Year

Tract 6- 63.602 Acres on Maumee Western Rd. Parcel #38-21921. 308' frontage on Maumee Western Rd. with 72' x 46' pole barn. Mostly Lenawee Silty Clay Loam & Colwood Loam. City water available. Portion of property is in flood plain. This parcel will have a driveway easement with property to east. Taxes \$2,739.24 / Year

Tract 7- 31.467 Acres on Maumee Western Rd. Parcel #38-42071. 696.63' of frontage on Maumee Western Rd. Mostly Colwood Loam & Tedrow Fine Sand. Portion of property is in flood plain. City water available. Taxes \$960.26 / Year

Tract 8- 4.998 Acres on Maumee Western Rd. Parcel #38-42441. 264' frontage on Maumee Western Rd. with 825' depth. Tedrow & Wauseon Sandy Loam. City water available. Taxes \$88.48 / Year

Information herein deemed reliable, but not guaranteed.

419.875.8317

419.337.7853

whalenauction.com