

**37.94+/- ACRES-MONCLOVA TWP  
 REAL ESTATE FARMLAND AUCTION  
 WEDNESDAY MARCH 6, 2019 @ 4:00p.m.  
 Farm Located @ 5371 Waterville Monclova Rd.,  
 Monclova OH 43542 (Between Stitt Rd. & Black Rd.)**

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Auction Held at the Monclova Community Center  
 8115 Monclova Rd., Monclova OH 43542

**Parcel:** 38-09941 & 38-09797, Monclova Twp, Lucas County  
**Dimensions:** 107' Frontage  
**Acreage:** 35.242Acres & 2.7 Acres= 37.94+/- Acres Total  
**Tillable:** Approximate 35.77 Acres  
**Woods:** Approximate 1.75 Acres  
**Taxes:** \$696.99 per half year on both parcels (This includes the Water Assesment)  
**Schools:** Anthony Wayne, Monclova Elementary

**Owner: Jon V. McVicker Trustee**

**Soil Types:** Mostly FUA (Fulton Series)  
**Water:** City water at street

**2 Parcels selling as 1 unit**

**Excellent Monclova Twp Estate Property!  
 37+ acres in Anthony Wayne School district on Waterville Monclova Rd. next to Wabash Cannonball Trail. Close to Fallen Timbers Mall & Monclova Elementary.**



Terms: \$10,000.00 down the day of the auction in certified funds w/balance at closing. Closing held on or before 45 days. Possession upon down payment for farming purposes. Have finances ready, selling with immediate confirmation "as is" "where is". No Buyer's Premium. Any other announcements, terms or conditions made the day of the auction take precedence over printed materials. All information was derived from sources believed to be correct but not guaranteed. Buyers need to rely entirely on their own judgment and inspections of property records.

See [whalenauction.com](http://whalenauction.com) for drone video.

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**WHALEN** WHALEN  
 REALTY & AUCTION, LTD.

**AUCTIONEERS:**  
 John & Jason Whalen, Mike Murry  
 419-875-6317 419-337-7653  
 email: [info@whalenauction.com](mailto:info@whalenauction.com)

Information contained herein deemed reliable, but not guaranteed.