

# ESTATE AUCTION-Real Estate & Personal Property

## 3 Bed Ranch, 5 Acres, Wooded. Monclova Twp-AW Schools

### 5045 S. Eber Rd., Monclova OH 43542

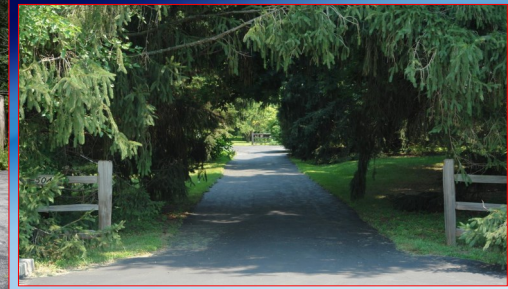
Tax Parcel 38-40097, Monclova Twp, Lucas County  
 Taxes \$2,275.66 per half year  
 Lot Size 193' x 1140', 5.05 acres  
 Built 1956  
 Sq. Ft. 1352  
 Style Ranch  
 Exterior Aluminum  
 Roof Shingle  
 Windows Wood  
 Foundation Full basement  
 Heating Amana 90% furnace, Ohio gas  
 Cooling Central Air  
 Water Heater 40gal. electric  
 Electric Toledo Edison  
 Water City water, there is a well located in back yard  
 Driveway Asphalt  
 Water/Sewer: Septic & Well

**Kitchen** 7 1/2' x 11'2'  
**Dining Room** 19' x 12 1/2'  
**Family Room** 17' x 25'  
**Sun Room** 17'3 x 15'7  
**Bedroom** 8' 4 x 12 1/2'  
**Bedroom** 9'4 x 12 1/2'  
**Bedroom** 7'11 x 9'7  
**Bathroom** 5' x 9'  
**2 Story Barn** 32' x 24'

**Carpet**  
 Carpet, fireplace  
 Ceiling fan  
  
**Carpet, closet**  
 Carpet, closet  
 Full



24' x 28' Steel Garage



**Open For Inspection: Wednesday September 1 from 5-6:30pm.**  
**Or shown by appointment, call auctioneer.**

## Wednesday September 8, 2021 @5:00pm.

**Real Estate Terms:** \$4,000.00 down day of auction in certified funds w/balance at closing. Closing held on or before 45 days. Have finances ready, selling with immediate confirmation. No Buyer's Premium. **Possession at closing.** Selling subject to Probate Court Approval. Announcements made the day of the auction take precedence over printed materials. All information on this flyer was derived from sources believed to be correct but not guaranteed. Dimensions are approximate. Buyers need to rely entirely on their own judgment and inspections of property records. Any other terms & conditions will be announced the day of the auction and take precedence over printed material.

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

**Auctioneers: John & Jason Whalen, Mike Murry**  
**419-875-6317 419-337-7653**  
**Information reliable but not guaranteed**



# REAL ESTATE & CONTENTS AUCTION

## Monclova Twp, Anthony Wayne Schools

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



**5.05 Acres**

**Attention Estate Buyers**  
**All Personal Property selling for 1 price!**

**PERSONAL PROPERTY:** All contents in home, barn & building sell for 1 price- consisting of furniture, collectibles, household furnishings, boat motors, tools, bicycles & more! **Terms:** Cash or check w/ I.D. Seller to provide buyer (2) 40yard dumpsters for clean out. Buyer will have 30 days after the auction to have it cleaned out and removed.

Estate of Earl W. Wiesenmayer,  
Jerry E. McQuillin Admin, Lucas Co. probate 2021-EST000388



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