

ABSOLUTE REAL ESTATE FARM AUCTION 150+/- ACRES

PROVIDENCE TWP- LUCAS COUNTY- ANTHONY WAYNE SCHOOLS
Wednesday November 13, 2019 @ 10:00a.m.

**Property Address: 12291 Neapolis Water Rd. & 7930 Berkey Southern Rd. (St Rt 295)
Whitehouse OH 43571**

Only 2 miles North of Rt. 24 on St Rt 295

**Auction Held at Whalen Realty & Auction Ltd
8020 Manore Rd., Neapolis OH**



**Farm located SW of Whitehouse on St Rt 295 to
Corner of Neapolis Waterville**

Tax Parcel: 52-15201 & 52-15231, Providence Twp, Lucas County
Taxes: \$8,094.49 per year on both parcels
Lot size: 2617.22' Frontage on Waterville Neapolis, 1846.64 on Berkey Southern Rd.
Soil Types: Mostly MF & RNA
Tillable: Approx. 135+/- Acres total
Wooded: Approx. 12.66+/- Acres
Zoning: Agricultural
Schools: Anthony Wayne, Whitehouse Elementary

whalenauction.com

Terms: \$10,000 down in certified funds the day of the auction w/balance at closing. Closing held on or before 45 days. Have finances ready, selling ABSOLUTE to the HIGHEST BIDDER. No Buyer's Premium. Possession after removal of fall crops. All information 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.

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REALTY & AUCTION, LTD.

AUCTIONEERS ~ John & Jason Whalen, Michael Murry 419.875.6317 or 419.337.7653