

3838 Albon Rd. Monclova, OH 43542



Preview: Monday March 18, 2024 from 5-6:30pm.

Owners: Ruth H. Teet Trust, Diane Johnson Successor Trustee

Terms: \$10,000.00 down in certified funds w/balance at closing. Closing held on or before 45 days. Have finances ready, selling with immediate confirmation, as is where is." No Buyer's Premium. Possession at closing. 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.

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REAL ESTATE AUCTION

Wednesday March 27, 2024 5PM

Partially wooded!

26.114 +/- ACRES

**Monclova Twp, Lucas County
Anthony Wayne Schools**

Tax parcel #38-20705

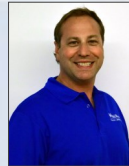


419.875.6317

AUCTIONEERS



John Whalen



Jason Whalen



Michael Murry



**26.114
ACRES**

REAL ESTATE AUCTION- 26.114+/- ACRES - Brick Ranch



5 Acres Woods

Tax parcel	#38-20705, Lucas Co.
Township	Monclova
Taxes	\$1636.36 / 6 Months
Exterior	Brick
Foundation	Crawl
Roof	Asphalt
Windows	Aluminum
Garage	Attached, 13'9" x 22'
Driveway	Gravel

Wednesday March 27, 2024 5PM

Anthony Wayne Schools

Living Room	28'3" x 13'3"	
Dining Room	11'6" x 11'2"	carpet
Kitchen	11'6" x 13'6"	linoleum
Utility Room	10'8" x 9'5"	linoleum
Bedroom	11'3" x 13'5"	carpet, closet
Bedroom	12'4" x 10'4"	carpet, closet
Bedroom	10'4" x 12'8"	carpet, closet
Bedroom	11'6" x 11'7"	
Bath	8' x 5'	tile
Electric	100 amp breaker	
Furnace	New 2021, 80% effic. Propane	
Heating	Propane forced air – tank rented	
Hot Water Heater	30 Gallon electric, updated	
Water	City	
Sewer	Septic, backyard	



26.114 +/- ACRES



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