

# Real Estate Auction

Wednesday, Sept 26, 5:00 PM

Offered in 4 Tracts

9002 Monclova Rd

Monclova, OH 43542

Tract 1

76.316+/- Acres

Tract 3  
Combination  
Tracts 1 & 2

PARCEL 38-06027

PARCEL 38-06741

5.684+/- Acres

with House & Buildings

Tract 2

532' Frontage

MONCLOVA RD.

# Zwyer Farm Auction

DIRECTIONS: MONCLOVA RD. BETWEEN ALBON AND WECKERLY.

WHALEN REALTY & AUCTION IS PLEASED TO BE COMMITTED TO SELL THE ZWYER EGG FARM. THE ZWYER EGG FARM HAS SUPPLIED MONCLOVA AND SURROUNDING COMMUNITIES FOR DECADES. LOTS OF GREAT STORAGE BUILDINGS AND PRODUCTIVE FARMLAND.

Monclova Township

BIKE & WALKING TRAIL

Tract 4

33.76+/- Acres

PARCEL 38-07370

565' Frontage

MONCLOVA RD.

**Terms:** Tracts 1, 3 and 4—\$10,000.00 each tract down in certified funds w/balance at closing. Closing held on or before Dec. 12, 2018. Possession upon receipt of down payment for farming purposes only. Tract 2—\$3,000.00 down in certified funds w/balance at closing. Closing held on or before 45 days. Possession at closing. Have finances ready, selling with immediate confirmation. No Buyer's Premium. 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.

Information contained herein deemed reliable, but not guaranteed.

AUCTIONEERS—John & Jason Whalen, Michael Murry - Office 419-337-7653 or 419-875-6317

TRACT 2

# HOUSE AND 5 ACRES WITH OUTBUILDINGS

**Wednesday, Sept 26, 5:00 PM**  
**Real Estate**  
**Auction**

**9002 Monclova Rd**



**OPEN FOR INSPECTION: MONDAY, SEPT 17, 5:00—6:30 PM**



## Auction Held On Location

**HOUSE AND 5 ACRES WITH OUTBUILDINGS**  
**9002 MONCLOVA RD, MONCLOVA**

**TAX PARCEL PART OF 38-06741**  
**YEAR TAXES ENTIRE FARM \$9,299.02**  
**ANTHONY WAYNE SCHOOLS**  
**TAXES ON HOUSE AND 5 ACRES TO BE DETERMINED**  
**TOLEDO EDISON ON ONE METER**  
**CITY WATER ON ONE METER**  
**2 OHIO GAS METERS**  
**SEPTIC/LEACH FIELD IN EAST YARD**

LIVING RM	10' x 24'
FAMILY RM	18' x 23'
DEN	10' 24' WOODBURNER
KITCHEN	10' x 13' FRIG/COOKTOP MICROWAVE/OVEN
BATHS	1 FULL/1 HALF
BEDROOM	13' x 13 DOWN
BEDROOM	17' x 12' UP
BEDROOM	13' x 14' UP
BEDROOM	15' x 12' UP
OFFICE	10' x 7'
SUMMER KITCHEN	13' x 18'
UTILITY RM	13' x 7 WASHER/DRYER HOOK UPS
GARAGE	24' x 28'

**CRAWL ACCESS OFF BACK**  
**DOOR CLOSET NEAR SUMMER**  
**KITCHEN; 5' DEEP**  
**CONCRETE DRIVE**  
**ALUMINUM SIDING**  
**ASPHALT SHINGLE ROOF**  
**VINYL WINDOWS**  
**GAS FORCED AIR HEAT**  
**GAS HOT WATER TANK**  
**CENTRAL AIR**  
**150 AMP ELECTRIC SERVICE**  
**2890 SQ FT**  
**BUILT 1902**

### OUT BUILDINGS

**MORTON BUILDING WITH CONCRETE FLOOR**  
**24' x 30; 10' x 12' OVERHEAD DOOR**

**MACHINERY BUILDING 40' x 82' CONCRETE**  
**FLOOR, STEEL FRAME 14' x 14' OVERHEAD**

**2—40' x 128' COOPS WITH GAGES AND 8'**  
**CEILING; 1 HAS WORKING WALK IN COOLER**

**1—40' x 120' WITH CAGES AND 8' CEILING**

**\*BROKER PARTICIPATION ON TRACT 2 ONLY\***

Owners:  
Joanne Klumm & Robin Hagemeyer TTEE

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

216 E Linfoot  
Wauseon, OH 43567