

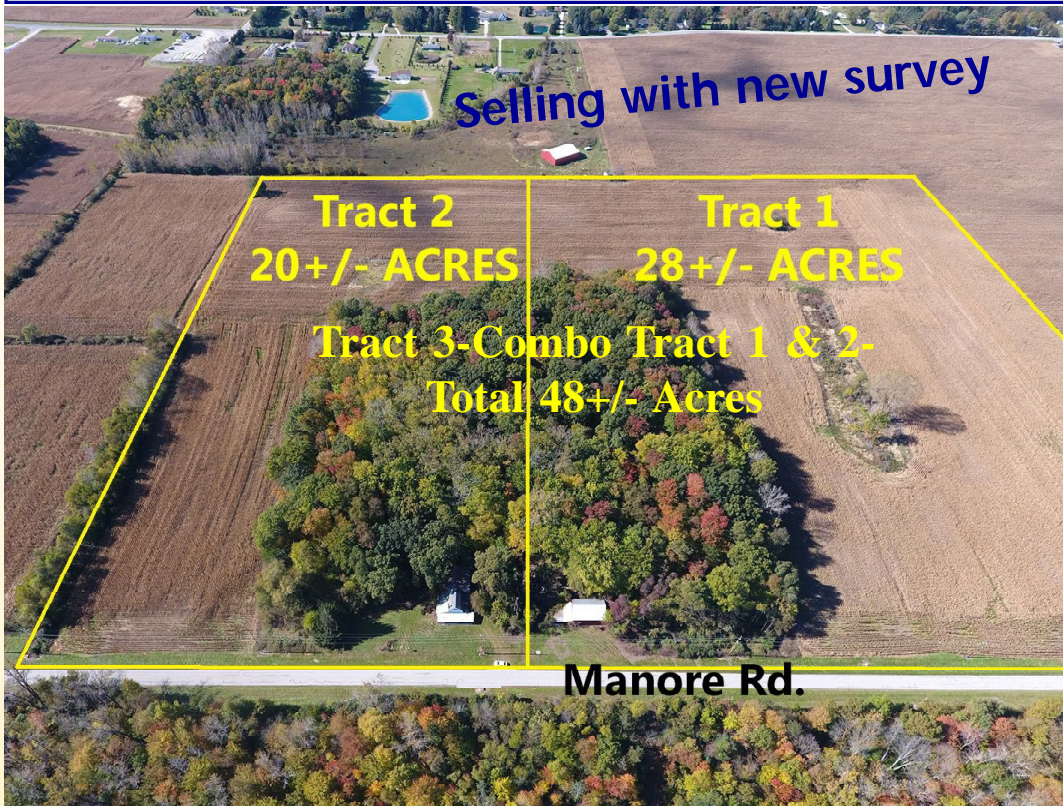
**RECREATIONAL PROPERTY &
FARMLAND AUCTION**
WEDNESDAY NOVEMBER 28, 2018 @ 4:00p.m.
Grand Rapids, Providence Twp 43522

Auction Held at Whalen Auction Bldg.,
8020 Manore Rd., Neapolis (gps Grand Rapids 43522)

BOTH PROPERITES ARE LOCATED IN LUCAS COUNTY PROVIDENCE TOWNSHIP

**48+/- ACRES WITH 9+/- ACRES OF WOODS!
OFFERERD IN TWO TRACTS**

Tract 1- 28+/- Acres located on 10900 Manore Rd., Grand Rapids, partially wooded w/barn-selling "AS IS" Condition; **Tract 2- 20+/- Acres located on Manore Rd., Grand Rapids**, partially wooded w/ older home-selling "AS IS" Condition.; **Tract 3-Combination of Tract 1 & Tract 2-Total of 48+/- Acres.** Otsego Schools, selling with new survey. This property would make wonderful estate lots or outdoor recreational property.



Preview
Mon. Nov. 19
from 4-5:30p.m.
Or shown by
appointment,
call auctioneers.

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Parcel: 51-14637, Providence Twp, Lucas County-Subject to Split
Zoning: Un-Zoned area of Providence Twp
Tillable: Approx. 36 acres
Wooded: Approx. 9 acres
Soil: Mostly GR & OTB
Taxes: Total \$1,067.45 for both tracts. Taxes TBD
Schools: Otsego
Water/Sewer: Septic & well
Gas/Electric: Propane and electric on site.
Note: Older home and barn on property selling in "AS IS" Condition.

Estate of Norma E. Kendall
Lucas County Probate 2018 EST 001368
Stephen N. Kendall Executor

WHALEN WHALEN
REALTY & AUCTION, LTD.

AUCTIONEERS:
John & Jason Whalen, Mike Murry
Office: 419-875-6317, 419-337-7653

email: info@whalenauction.com
Visit our web www.whalenauction.com



REALTY & AUCTION, LTD.

P.O. Box 550

Neapolis, OH 43547

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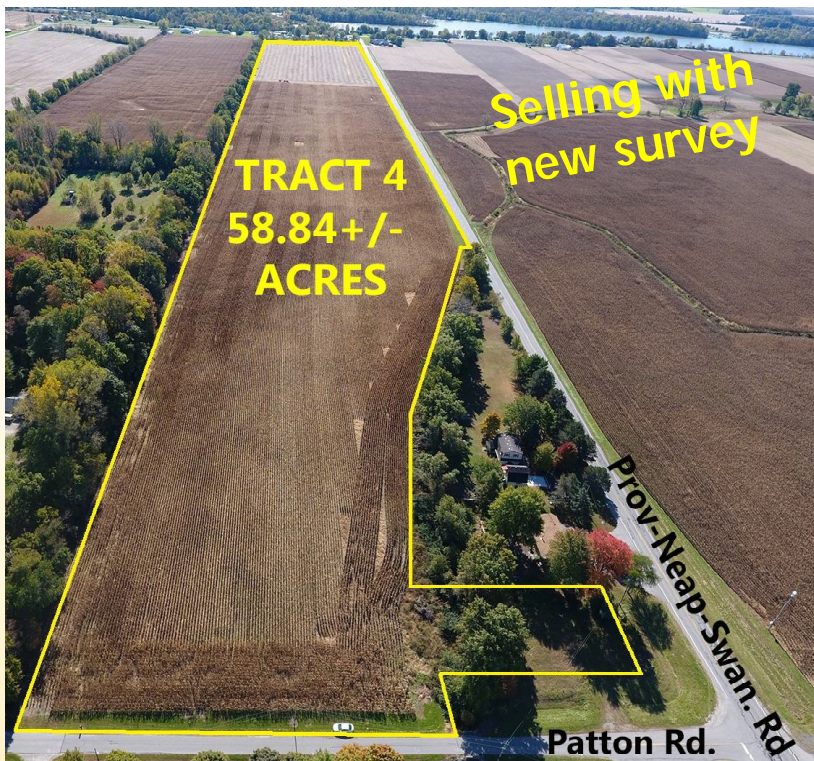
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Grand Rapids, Providence Twp

58+/- ACRES OF FARMLAND WITH OVER 3,000' OF FRONTAGE

Tract 4-Parcel 51-22901, Consisting of 58.84+/- acres located on corner of Providence-Neapolis-Swanton Rd. & Patton Rd., Grand Rapids with plenty of frontage; selling with new survey, Otsego Schools.

** Auction Held at Whalen Auction Bldg., 8020 Manore Rd., Neapolis OH** (GPS Grand Rapids OH 43522)



Parcel: 51-22901, Lucas County
Zoning: Unzoned Providence Twp
Lot Size: 58.8450+/- Acres
Approx. 3,463' Frontage on
Prov-Neap-Swan Rd.
Approx. 391' Frontage on Patton Rd.
Tillable: Approx. 56.4 acres
Soil: Mostly OTB, GR & GF
Taxes: \$1,276.98 per half year
Schools: Otsego

See whalenauction.com for drone video & photos.

Estate of Norma E. Kendall
Lucas Co. Probate 2018 EST 001368
Stephen N. Kendall Executor

Terms: \$5,000.00 down on each Tract 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 upon receipt of down payment for farming purposes. Announcements made the day of the auction take precedence over printed materials. All information was derived from sources believed to be correct but not guaranteed.



AUCTIONEERS:
John & Jason Whalen, Mike Murry
Office: 419-875-6317, 419-337-7653