

# Court Ordered Public Auction 46+/- Acres Sold As 1 Unit

**Airport Hwy and Byrne Rd  
Toledo, OH**

**Minimum Bid \$180,000.00**

**Auction Held At American Legion Post 553  
206 S. Byrne, Toledo, OH 43615**

## Thursday, Feb. 27, 11:00 AM

**Investors, Developers, Farmers**

46+/- acres must be offered at public auction. Multiple use, 3 tax parcels with city utilities. Sold as 1 unit. Not offered individually. No Buyer's Premium!



**11+/- Acres**—tax parcel 20-05147  
Year Taxes \$2,271.14  
Zoned RS-6  
492' Frontage on Airport Hwy  
11 Acres CAUV  
Soil Types Gilford and Tedrow Mix

**32.92+/- Acres**—tax parcel 20-05118  
Year Taxes \$2,549.96  
Zoned RS-6 and Limited Industrial  
Frontage on Marine

**2.46+/- Acres**—tax parcel 20-05120  
Year Taxes \$834.05  
Zoned Limited Industrial  
Approximately 190' Frontage on Byrne Rd.

**Owners: Doris A Miller, Plaintiff  
vs  
Robert A Joseph, Defendant  
case number CI201703860**

***Purchaser to rely on their own due diligence as to use,  
zoning and accessibility to property.***

**Terms:** \$5,000 down day of auction in certified funds w/balance at closing. Closing held on or before 40 days. Have finances ready, selling with court order. No Buyer's Premium.

**Possession at closing.** 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**   
**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**

WHALEN   
REALTY & AUCTION, LTD.

216 E Linfoot  
Wauseon, OH 43567