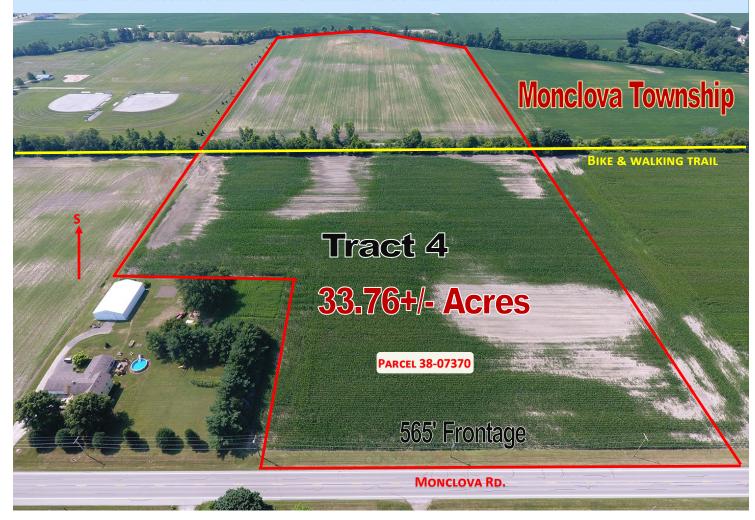


Whalen Realty & Auction is pleased to be committed to sell the Zwyer Egg Farm. The Zwyer Egg Farm has supplied MONCLOVA AND SURROUNDING COMMUNITIES FOR DECADES. LOTS OF GREAT STORAGE BUILDINGS AND PRODUCTIVE FARMLAND.



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.



Information contained herein deemed reliable, but not guaranteed.





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

10' x 24' LIVING RM 18' x 23' **FAMILY RM** 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

Broker participation on tract 2 only

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

Owners:

Joanne Klumm & Robin Hagemeyer TTEE



216 E Linfoot Wauseon, OH 43567