



## LIVE ONSITE REAL ESTATE AUCTION

5+/- ACRES WITH WOODS IN MONCLOVA AND NEAR OAK OPENINGS METROPARK  
3812 WECKERLY ROAD, MONCLOVA, OHIO 43542  
SATURDAY, JUNE 22, 2019 AT 12:00 PM

*Boundary Lines Are Approximate*



### REAL ESTATE TERMS and CONDITIONS:

**\$5,000 Deposit must be presented at time of registration for auction in form of cashier's check or personal check** made payable to Greater Metropolitan Title. **Balance due at closing within 35 Days after acceptance.** If registrant is last bidder, the check will be deposited into Greater Metropolitan Title's escrow account and credited to Buyer at closing. If Buyer fails to close per terms of contract, the deposit is non-refundable. A 10% Buyers Premium will be added to the last bid to establish the final contract price. Seller will furnish a guaranteed certificate of title at closing at title company. Taxes pro-rated. All information in this brochure was derived from sources believed correct, but is not guaranteed. All property dimensions are only approximations. Buyers shall rely entirely on their own information, judgment, and inspection of property and record. Buyer may bring a home inspector to inspect the property during the preview time. Auctioneer and assistants are seller's agent. Auction will be conducted, rain or shine. Any other terms or conditions will be announced the day of the auction and will take precedence over printed matter. **Privacy Policy and User Agreement:** To view our complete Privacy Policy and User Agreement, please visit our website at [www.PamelaRoseAuction.com](http://www.PamelaRoseAuction.com).

## LIVE ONSITE PERSONAL PROPERTY AUCTION

JOHN DEERE TRACTOR, OUTDOOR FURNITURE, HOUSEHOLD, GLASSWARE, AND MORE!

3812 WECKERLY ROAD, MONCLOVA, OHIO 43542 ON SATURDAY, JUNE 22, 2019 AT 10:00 AM

### PERSONAL PROPERTY TERMS and CONDITIONS:

All items will be sold "As Is". Full payment is due day of auction in the form of cash, check, or credit card. 10% Buyers Premium.

View The Complete [Terms And Conditions](#) Online At [www.PamelaRoseAuction.com](http://www.PamelaRoseAuction.com).

Removal: Day of Auction.



Home on 5+/- Acres with Woods and Personal Property

# LIVE ONSITE AUCTION



*5+/- Acres with Woods in Monclova!  
4 Beds and 2 Baths!*

SATURDAY, JUNE 22, 2019

**PERSONAL PROPERTY AT 10:00 AM**

*Preview and Registration Begins at 9:00 am*

**REAL ESTATE AT 12:00 PM**

*Preview and Registration Begins at 11:00 am*

3812 WECKERLY ROAD, MONCLOVA, OHIO 43542

# LIVE ONSITE PERSONAL PROPERTY AUCTION

Saturday, June 22, 2019 at 10:00 am | Preview and Registration Begins at 9:00 am

Long term owners are moving and selling the entire contents of their home!

## INVENTORY LIST



John Deere 1020 Tractor  
Tractor Pull Behind Grass Cutter  
Pull Behind Plow  
Outdoor Furniture  
Ladders  
Doors  
Metal Carts  
Kerosene Heaters  
Gas Cans  
Wicker Baskets  
Chicken Wire  
Floral Vases  
Washboards  
Bicycles  
Chain Fall  
Metal Bird Bath  
Live Animal Traps  
Wash Tub  
Frigidaire Humidifier  
Wood Barrels  
John Deere Riding Lawn Mower  
Craftsman Riding Lawnmower  
Wood Lifesize Model Engines  
Push Lawnmower  
Tomato Cages  
Tractor Wooden Trailer  
Plumber's Helper Stove  
Wire Fence  
Snow Fence  
Roto-Tiller  
Shovels, Sikes

Drop Fertilizer  
Post Hole Digger  
Tree Trimmer  
Antique Metal Bed  
La-Z-Boy 'Save Your Heart' Snow Thrower  
Little Wonder' Power Blower  
Tractor Hookups  
Troy Bilt Horse Roto-Tiller  
220 Volt Tablesaw  
Fruit Picker  
Scrap Metal  
Snow Pusher  
Farming Equipment  
Swingset Frame  
Cast-Iron Painted Bench  
Hand Tools  
Chains  
Planters  
Step Stool  
Rope  
Moving Dolly  
Speakers  
Baby Highchair  
Wheelchair  
Floral Arrangements  
Glassware  
Cookware  
Dining Table and Wooden Chairs  
Galvanized Tub  
Dietz Lamps  
Copper Tub  
Small Kitchen Appliances  
Birdfeeders  
Stoneware Crocs  
Large Ball Ideal Glass Jars  
Portable Kerosene Heater  
Wooden Rocker  
Picture Frames  
33 RPM LP Albums  
Fireplace Tools

Canister Set  
Hydraulic Floor Jack  
Krams Imperial World Globe  
Bow and Arrow Set  
Coolers  
Hodgman Waders  
Rotisserie  
DVD/VHS Cabinet  
Gazing Globe  
Grandma and Grandpa On Wooden Bench  
Headboard With Footboard  
Dremel Jigsaw  
Craftsman Stick Welder  
Antique Table  
Wooden Accordion Doors, Saloon Doors  
Antique Table  
Turkey Fryer  
DP Air Gometer Exercise Bike  
Wind Chimes  
TV Trays  
Fishing Equipment  
Trunk  
Camping Stove  
Minn Kota Electric Trolling Motor  
Carrying Cases  
Suitcases  
Antique Sewing Machine  
Propane Heater  
Camera Tripod  
Fans  
Lanterns  
Jerky Maker  
Nuts, Bolts, Nails  
Tractor Tire Snowchains  
(2) Portable Kerosene Heaters  
Paint Sprayer  
Solder Gun  
Belt Sander

Ice Skates  
Fans  
2250 Watt Generator  
Car Jacks  
Ronco Rotisserie Electric Machine  
Dremel Tool With Carrying Case  
Vacuum  
Motorcycle Helmets  
Garden Hoses  
Air Pump  
Booster Cables  
45 Pint Dehumidifier  
General Electric 1200 BTU Window Air Conditioner  
Tools  
Toolbox  
Cast Iron Bell  
Cast Iron Pot  
Sprayers  
Wood Clamps  
Clocks  
Electric Skillet  
Computer Desk  
Bushel Baskets  
Tow-Power Reese Car Hitch  
Antique Floor Lamps  
50,000 Portable Heater  
Antique Saws  
Ladder Jacks  
Empty Wine Bottles  
Wood Antique Potato Planter  
Copper Tubing  
Car Jack  
Sump Pumps  
Gravity Chair  
Leather Vintage Boots  
Books  
Decorative Fencing Swords  
(2) Chainsaws  
Slaw Cutter

# LIVE ONSITE REAL ESTATE AUCTION

Saturday, June 22, 2019 at 12:00 pm | Preview and Registration Begins at 11:00 am

Directions: North of Monclova Road, south of Maumee Western Road



**MONCLOVA!** 5+/- acres with woods in high demand location and school district and near Oak Openings MetroPark. Meticulously kept home with 4 bedrooms including a first floor bedroom and lower level bedroom with private entry. Ideal for home office with private half bath. Two barns including one with horse stalls and a 2 story loft barn with workshop. Long term owners are moving and the property has never been offered before.

## PROPERTY DETAILS

### FEATURES

5+/- Acres with Woods  
(2) Barns - 24 x 36 and 29 x 31  
(4) Horse Stalls In Rear Barn  
165 Feet of Frontage  
2 Story Loft Barn with Workshop  
Washer / Dryer Hookup  
Gas Forced Air Heating  
Public Water  
Possession At Closing

### ROOM DIMENSIONS

Living Room:	13 x 21
Eat-In Kitchen:	21 x 10
Family Room:	13 x 13
Master Bed:	15 x 14
Bedroom #2:	9 x 12
Bedroom #3:	10 x 14
Bedroom #4:	13 x 14
Utility Room:	8 x 5

### OTHER INFORMATION

No. of Baths: 1 Full  
Foundation: Basement  
Square Feet: 1,786+/-  
School System: Anthony Wayne Elementary: Monclova

### TAXES AND PARCEL

Half Year Taxes:	\$1,563.87
Homestead:	\$256.75
TD Parcel No.:	38-33064