



LAND AUCTION



TRACT 1
16.51
ACRES ±

16.51 AC± | 1 TRACT | LUCAS CO, OH

AUCTION: ONLINE AT RANCHANDFARMAUCTIONS.COM

TIMED ONLINE ONLY

BIDDING ENDS: 2/29/24 AT 5:00 PM EST



This tract includes 2 parcels with approximately 16.51 acres. It includes over 370 ft of frontage on Telegraph Rd. Combination of Tillable and Commercial ground. Pick up a brochure and walk the land at your leisure. Private showings available through Michael Thompson 419-575-4429.

Terms: The successful purchaser(s) will be required to pay a non-refundable 10% down payment due at the auction with the balance due at closing within 45 days. A 10 % buyer's premium will be added to the final bid to determine the purchase price. Any desired inspections need to be made prior to the auction.

- **Deeded acres:**16.51±
- **FSA Farmland acres:**13.57±
- **Soil Types:** Lenawee series
- **CRP Acres/payment:**..... No CRP
- **Taxes:** \$1,580.75
- **Lease Status:** Yr/Yr
- **Possession:** At closing
- **Survey Needed?:**..... No
- **Brief Legal:** 7 9 11 NE ¼ S 673.46ft PT E of
889.88 FT on S Line EXC S 320ft & EXC TRI 126ft FRT N
& A DJ S 320ft EXC PT in RD
- **Lat/Lon:**41.7159, -83.5502
- **Zip Code:**..... 43612

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

MICHAEL THOMPSON, AGENT: 419.575.4429 | michael.thompson@whitetailproperties.com

RES AUCTION SERVICES: ANDY WHITE, AUCTIONEER | SETH ANDREWS, AUCTION BROKER

RANCHANDFARMAUCTIONS.COM | RES.BID

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.