

**WHALEN** **WHALEN**  
REALTY & AUCTION, LTD.

# Farmland Auction

Kellogg Rd, Bowling Green, OH 43402

**Auction Held on Site**

**Tract 1 – 20.090 acres**

**Tract 2 – 30.421 acres**

**Tract 3 – 27.857 acres**

**Tract 4 – Combination of 1, 2, & 3**

## 78.367 Acres

Open for Inspection: Tuesday Oct 5th from 5-6:30pm.,  
or shown by appointment.



## Wednesday October 13, 5:00pm



Jason Whalen



John Whalen



Mike Murry

419.875.6317 419.337.7653

# Real Estate Auction

## 78.367 Acres Farmland

Kellogg Rd, Bowling Green, OH 43402

Located 1 Mile West of Tontogany on Kellogg Rd.

### Held on Site

### Well Tiled, Map Provided

Tax Parcel V72-510-07000004000  
Wood County, Washington Township  
Taxes to be determined  
Otsego Schools  
Mostly HgA & MfA Soil

Excellent opportunity to own this beautiful nature preserve with pond, many various hardwood trees & pines that have been all hand planted and a barn with living quarters. A must have!



**Terms:** \$10,000 down on each tract the day of auction in certified funds with balance at closing. Closing held on or before 45 days. Have your finances ready, selling with immediate confirmation "as is where is". No buyer's Premium! Possession for farming purposes only shall be granted upon receipt of down payment along with removal of fall crops. Sellers will retain rent from 2021 crop year. If Tract 1 & 2 are sold separate, new buyer of Tract 1 will have driveway access for 1 year from Tract 2. Announcements made day of auction take precedence over printed materials. All information was derived from sources believed to be correct but not guaranteed. Dimensions are approximate. Buyers need to rely entirely on their own judgement and inspections of property records.



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P.O. Box 550  
Neapolis OH 43547



### Seller to provide new survey

**Tract 1** – 20.090 acres w/36' x 26' barn w/vinyl siding, shingle roof, bathroom, propane heat, water storage tank, small septic and garage area. Lots of trails and pond.

