

Wednesday, September 11th, 11:00 AM

97+/- ACRES

Farmland Land Auction

Napoleon Twp Sec 20

Farms Sold in 3 Tracts Multiparcel Method. Both parcels are located on Co Rd P between Co Rd 17 and Co Rd 18.

Tax Parcel 07-170012000

Taxes \$1,153.60 Year

Primarily Hoytville Soil with some Mermill
Napoleon Schools

658' Frontage on Co Rd P

40 Acres

Tract 1

Parcel 07-2000040100

Taxes \$1,734.48

Hoytville Soil

Approx. 430' Frontage on Co Rd P

Napoleon Schools

Tract 2
57 Acres

Tract 3 - 97 Acres Combination
of Tracts 1 & 2

Tract 1
40 Acres

North
↑

Directions: Farms located on Co Rd P between
Co Rd 17 & Co Rd 18.

WHALEN REALTY & AUCTION, LTD.

Auctioneers: John & Jason Whalen, Mike Murry

419-875-6317, 419-337-7653 www.whalenauction.com

Information herein deemed reliable but not guaranteed

★ Auction Held At Napoleon Legion ★
500 Glenwood Ave, Napoleon, OH 43545

Tract 2

57 Acres

North
↓

Co Rd P

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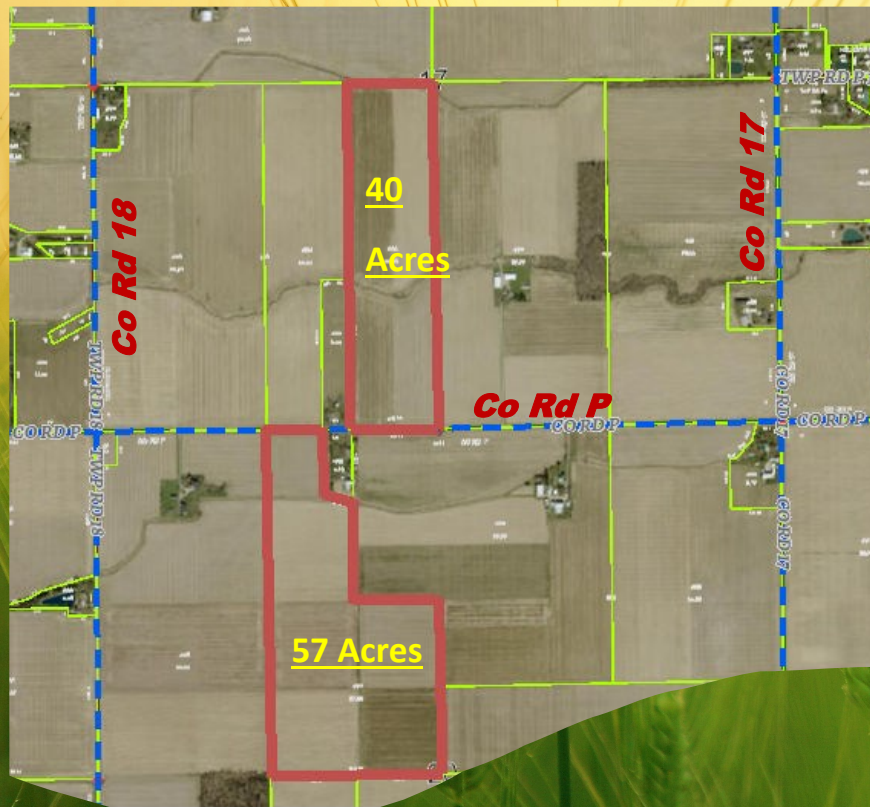
Co Rd P

Terms: \$10,000 down each parcel the day of the auction in certified funds w/balance at closing. Closing held on or before 40 days. Have finances ready, selling with immediate confirmation "as is where is". No Buyer's Premium. Possession of farmland after fall crops removed. Seller retains crop income. 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 judgement and inspections of property records. Announcements made the day of the auction take precedence over printed materials.

Auction Held At Napoleon Legion
500 Glenwood Ave, Napoleon, OH 43545

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WHALEN
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PO Box 550
Neapolis, OH 43547



Farmland Auction

**97+/-
ACRES**

Owner: Thomas & Nancy Plassman

<u>Crop Data</u>	<u>Base</u>	<u>Yield</u>
Wheat	19.60	53
Oats	7.50	88
Corn	29.70	118
Soybean	28.20	43
Total	85.00	

AUCTIONEERS



John Whalen



Michael Murry



Jason Whalen

419.875.6317 419.337.7653

See whalenauction.com For Upcoming Auctions!