



213+/- FARM AUCTION

Co Rd M, Gorham Twp

Section 31

Thursday, Feb. 21, 5:00 PM Sharp

**Auction Held at Family Life Center
306 Main St, Fayette, OH 43521**

**Farm Offered in 6 Tracts
2-6 Multi-Parcel Method**

Get prepared! Some great tilled farm-ground offered in smaller tracts to benefit all in any combination.

Tract 1—Sold Separate—52+/- Acres on the corner of Co Rd M and Rd 26, directly across from Harrison Lake. Incredible sportsman property with 15 acres of woods with high and low rolling ground with Mill Creek winding through the property. Tillable soils as well.

Tract 2—32+/- Acres of well tilled soil with primarily Blount Loam and some Pewamo soils.

Tract 3—32+/- Acres of well tilled Blount Loam and Rawson Loam.

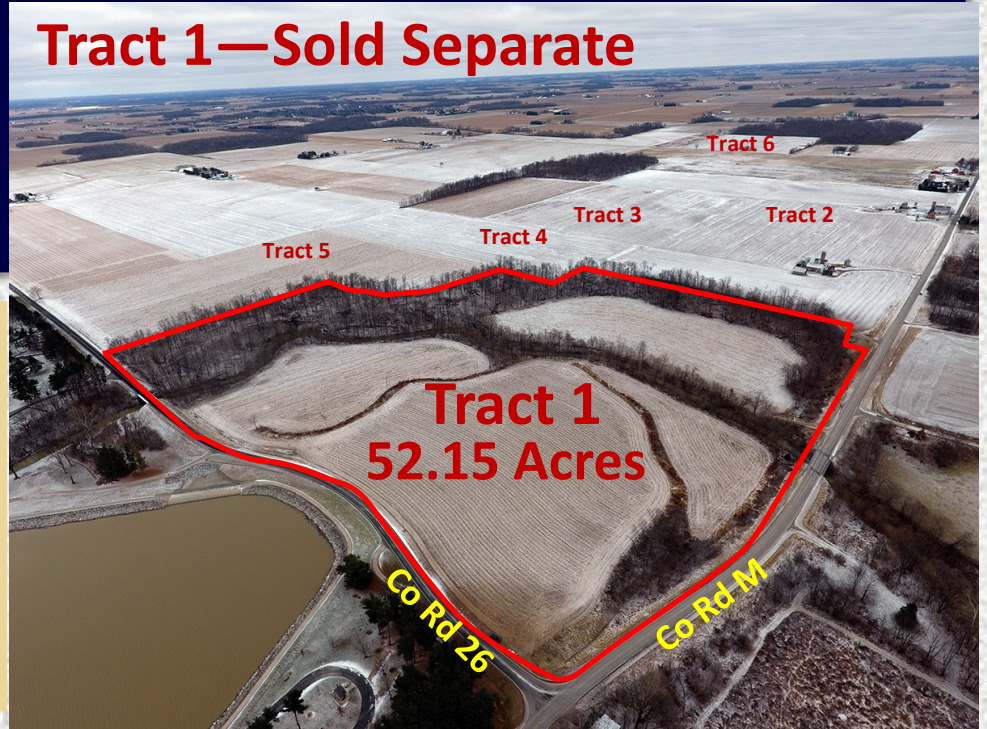
Tract 4—30+/- Acres of Tilled Blount Loam with barns and well.

Tract 5—30+/- Acres Co Rd 26, tilled Blount Loam.

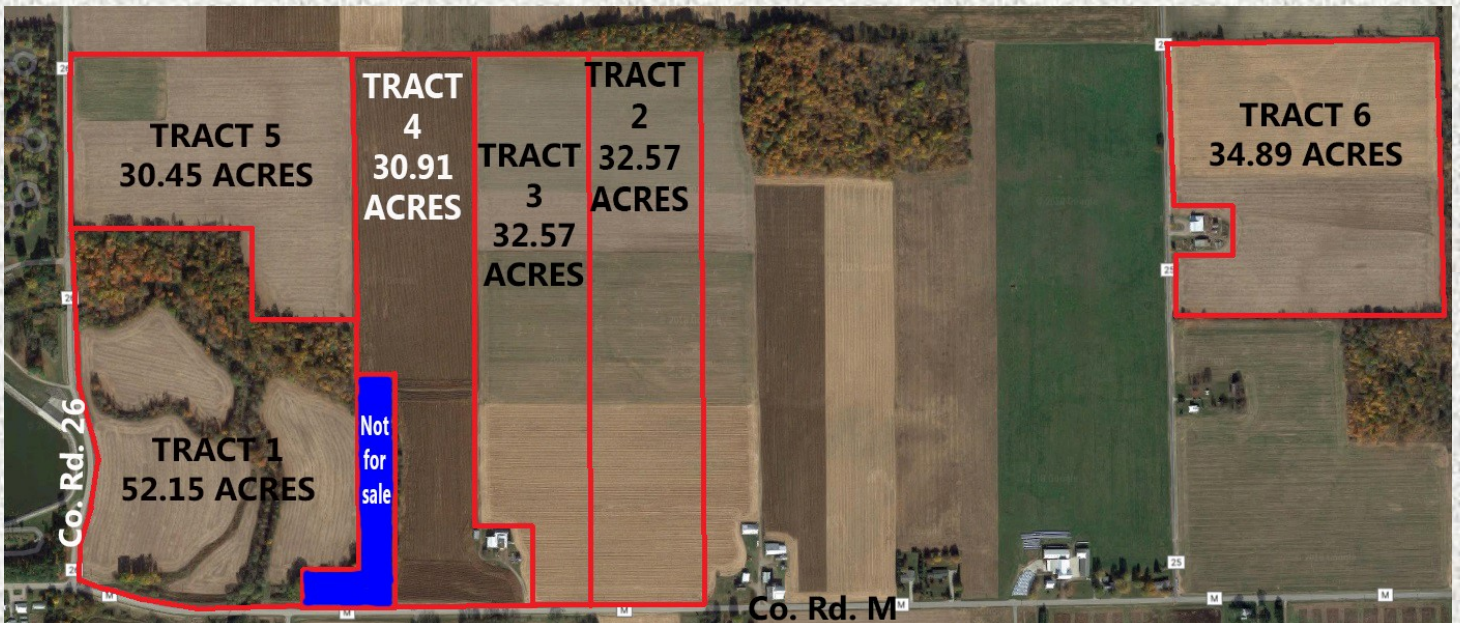
Tract 6—34+/- Acres on Co Rd 25. Mixture of Blount, Del Roy and Pewamo.

New Survey provided determined by combination of parcels sold and to establish final price.

Tract 1—Sold Separate



Tract 1—Sold Separate—52.15 Acres on the corner of Co Rd M and Rd 26, directly across from Harrison Lake. Incredible sportsman property with 15 acres of woods with high and low rolling ground with Mill Creek winding through the property. Tillable soils as well.



Terms: 10% down on each parcel in certified funds w/balance at closing. Closing held on or before 30 days. Have finances ready, selling **ABOLUTE to the Highest Bidder**. No Buyer's Premium. **Possession at closing.** 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.

WHALEN WHALEN
REALTY & AUCTION, LTD.

Information contained herein deemed reliable, but not guaranteed.

AUCTIONEERS—John & Jason Whalen, Michael Murry - Office 419-337-7653 or 419-875-6317

Selling Absolute

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FAYETTE, OH
213+/- Acres Gorham Twp



Tract 2—32+/- Acres of well tilled soil with primarily Blount Loam and some Pewamo soils.

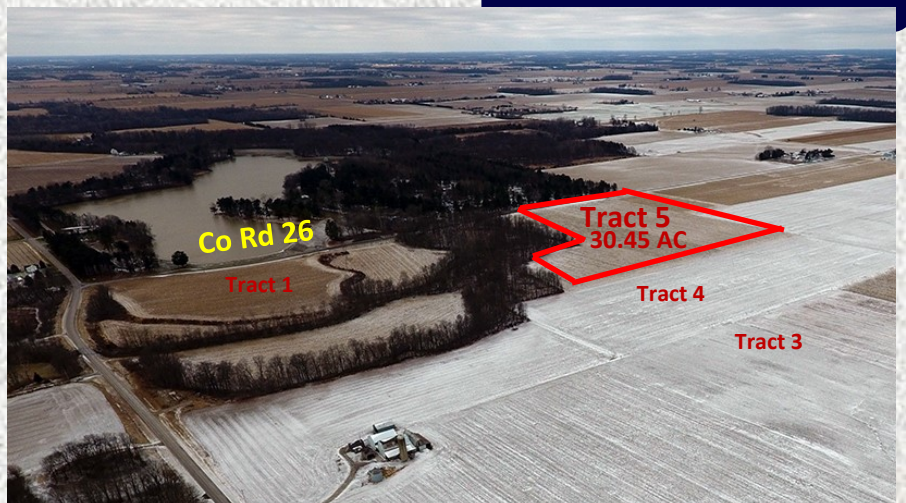
Tract 3—32+/- Acres of well tilled Blount Loam and Rawson Loam.

Tract 4—30+/- Acres of Tilled Blount Loam with barns.

Tract 5—30+/- Acres Co Rd 26, tilled Blount Loam.

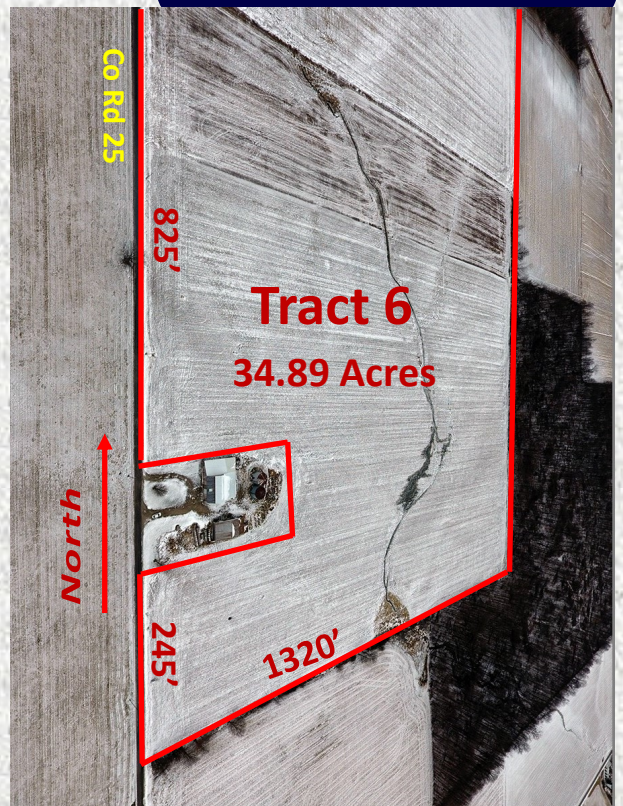


Tract 4 Buildings



Owners:
Hutoka A. Opdycke Trust
Floyd E. Opdycke Trust

Tract 6—34+/- Acres on Co Rd 25. Mixture of Blount, Del Roy and Pewamo.



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 Wauseon, OH 43567