

200 Acres



200+/- FARM AUCTION Freedom & Napoleon Twp Henry County, OH

Thursday, Sept. 12, 5:00 PM

Farm Offered in 4 Tracts

*Sale Held At Oberhaus Residence
15-595 County Road T, Napoleon, OH 43545*

*Directions to Auction: 2 miles north of Napoleon
on St Rt 108 to Co Rd T, west 1 1/2 miles.*

*Get prepared! 200 Acres of Productive Tiled Hoytville Soil Offered In 4 Separate Tracts
With New Survey.*

Tract 1—97.251+/- Acres located in Section 34 Freedom Township, made up of Hoytville and Nappanee soil with 2842' frontage on Co Rd T and 1325' on Co Rd 16. Year Taxes \$5,450.00

Tract 2—40.232+/- Acres located on the corner of Co Rd 16 and Co Rd T, Freedom Township with tiled Hoytville soils, 38.5 tillable. Year Taxes \$1,942.46
Tax Parcel 3-270012-0000

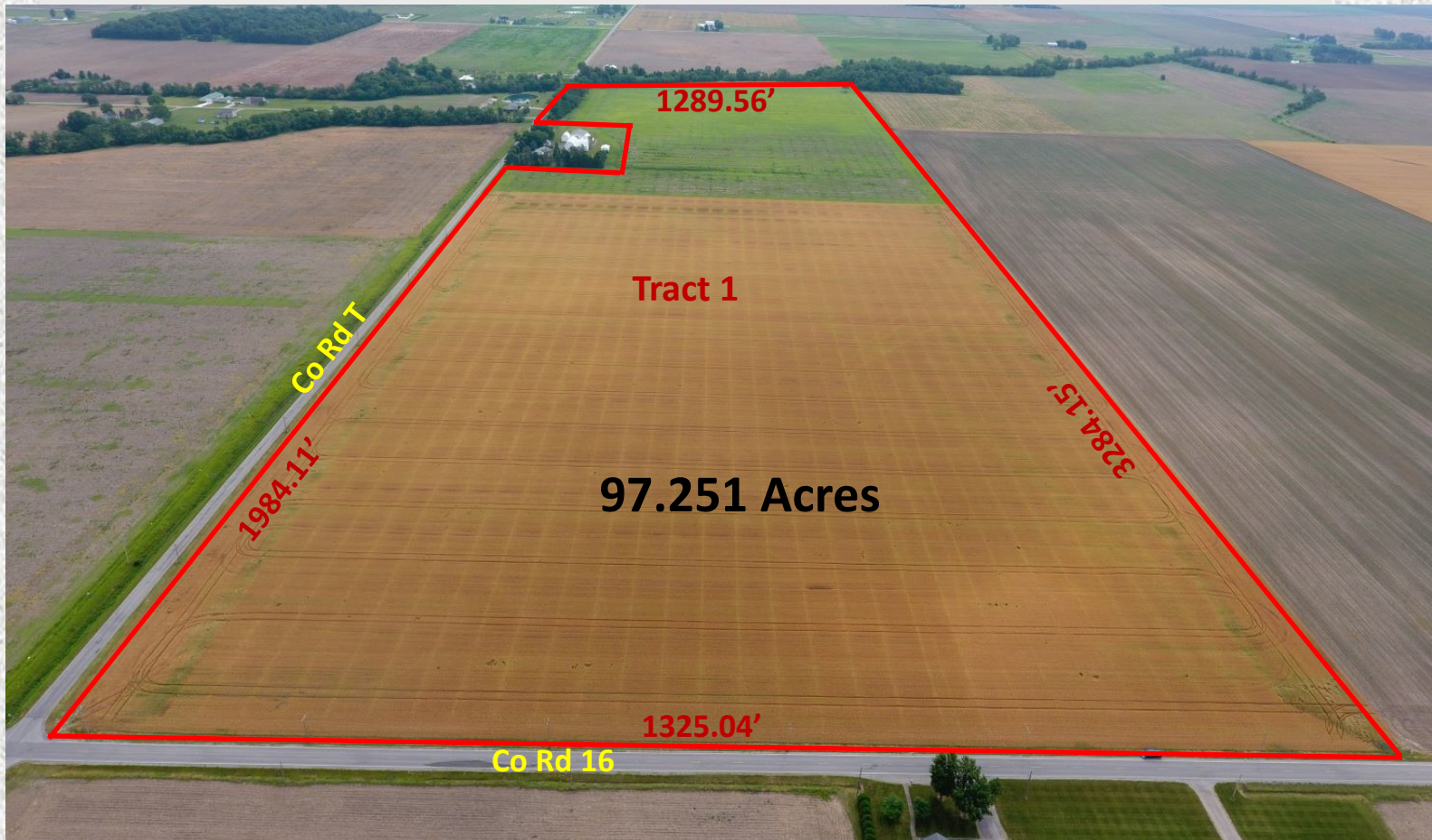
Tract 3—51.951+/- Acres located in Section 8, Napoleon Township on Co Rd 18 just south of Co Rd R. Well tiled Hoytville, Millgrove soils with 1835' frontage on Co Rd 18. Tax Parcel 7-080062-0000
Year Taxes \$2,577.00

Tract 4—7.543+/- Acres Great Building Site on Creekside. 530' frontage located on Co Rd 18 just south of Co Rd R.
Year Taxes \$392.11 (Approximate)

New Survey provided to establish final price.

Owner:
Trust of Alyce Oberhaus
Lisa M Wulff, Trustee
Lori A Sharpe, Trustee

Tract 1—97.251+/- Acres located in Section 34, Freedom Township, made up of Hoytville and Nappanee soil with 2842' frontage on Co Rd T and 1325' on Co Rd 16. Year Taxes \$5,450.00 (approximate)



Terms: \$10,000 down on tracts 1, 2 & 3, \$2,000 down on tract 4 in certified funds w/balance at closing. Closing held on or before 45 days. Have finances ready, selling with immediate confirmation. No Buyer's Premium. **Possession after removal of fall crops.** 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

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Napoleon, OH

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Tract 2—40.232+/- Acres located on the corner of Co Rd 16 and Co Rd T, Freedom Township with tiled Hoytville soils, 38.5 tillable. Tax Parcel 3-270012-0000 Year Taxes \$1,942.46

**Owner:
Trust of Alyce Oberhaus
Lisa M Wulff, Trustee
Lori A Sharpe, Trustee**

Tract 3—51.951+/- Acres located in Section 8, Napoleon Township on Co Rd 18 just south of Co Rd R. Well tiled Hoytville, Millgrove soils with 1835' frontage on Co Rd 18. Tax Parcel 7-080062-0000 Year Taxes \$2,577.00 (Approximate)



Tract 4—7.543+/- Acres Great Building Site on Creekside. 530' frontage located on Co Rd 18 just south of Co Rd R. Taxes Year \$392.77 (Approximate if kept Agricultural)

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216 E Linfoot
Wauseon, OH 43567