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68 Acre Farm Auction

Wauseon, OH

Thursday December 9, 11:00 AM

68+/- Acres
Offered in 4 Tracts

Tract 1
10 AC

Tract 2 9 Ac

48 AC

Tract 3

Access to Woods

Tract 1—10 Acres south side of Co Rd AC. Great building site. Mixture of Hoytville/Mermill soils; over 700 foot frontage.
Tract 2— 9 Acres north side of Co Rd AC. Hoytville/Nappanee soils; over 300 foot frontage. Possible gas tap.
Tract 3— 48 Acres north of Co Rd AC. Good tillable Hoytville/Nappanee soils; 750 foot frontage.
Tract 4— Combination of tracts 1, 2, 3 & 4 total of 68+/- Acres.

Terms: \$3,000 down (non-refundable) tract 1 & 2; \$7,000 down (non-refundable) tract 3 & 4 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 upon removal of fall crops or closing. 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.

Get prepared! Many options and opportunities to own a great mini farm or add acreage to your portfolio.

Auction Held At

Fulton Hall
Fulton County Fairgrounds
8687 St Rt 108,
Wauseon, OH 43567

Directions: SW of Wauseon on Co Rd AC between Co Rd 16 & 17.

Owner: RD Demaline Properties LLC

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.

WHALEN REALTY & AUCTION, LTD.

A U C T I O N

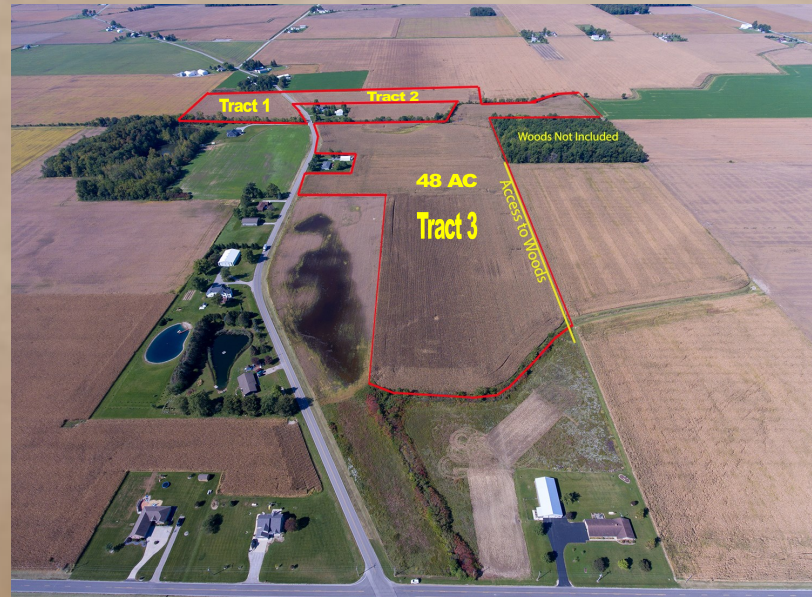


Clinton Twp.
 Fulton County
 Parcel 05-007244-00000
 Wauseon Schools
 Year Taxes
 Tract 1—10 Acres—\$365.57
 Tract 2—9 Acres \$330.84
 Tract 3—48 Acres \$1,657.22

Directions: SW of Wauseon on Co Rd AC between Co Rd 16 & 17.

DECEMBER 2021

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WHALEN WHALEN
 REALTY & AUCTION, LTD.
 PO Box 550
 Neapolis, OH 43547

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AUCTIONEERS



John Whalen



Michael Murry



Jason Whalen

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See whalenauction.com For Upcoming Auctions!