

# Real Estate~Farmland~Tractors~Equipment~Tools~Firearms~Household Auction

D-257 County Road 10, Hamler OH 43524

**Tract 2-2.91 Acres**  
**House, Bldgs, Pond**

**Saturday May 21, 2022 @ 10am**



**Open for Inspection:** Tuesday May 10 from 5-6:30pm.  
 Or shown by appointment, call auctioneer.

Parcel #15-160016.0000  
 Lot Size Approx 305.1' frontage  
 Taxes \$1,130.85 per half year  
 Sq Ft 2111  
 Year Built 1965  
 Exterior All Brick  
 Windows Wood  
 Roof Asphalt shingle  
 Foundation Crawl  
 Driveway Concrete  
 Electric 100amp, Tri County  
 Water Heater 50gal. Electric  
 Water & Sewer Well & septic  
 Heat Propane, tank rented from Napoleon Propane  
 York 90% Furnace, replaced in Dec. 2021  
 Air Central, replaced in Dec. 2021  
 Garage 21'9 x 30', attached, fuel oil furnace, attic access

Kitchen 12'9 x 16' Tile floor, stove, refrigerator, microwave  
 Living Room 20'4 x 12'8 Carpet  
 Family Room 15' x 16'9 Raised floor, Carpet, cathedral ceiling  
 Sitting Room 15' x 12' Carpet, wood burning fireplace, built in cabinet  
 Foyer 7'6 x 6'4 Closet, linoleum  
 Bedroom 11'4 x 14'7 Carpet, closet  
 Bedroom 12' x 14'7 Carpet, closet  
 Bedroom 14'7 x 13'2 Carpet, closet  
 Full Bath 6'9 x 7'11 Linoleum floor, closet  
 Utility Room 7'4 x 12'9  
 Shower, tub, sink, toilet  
 Extras-Pond, whole house fan, plaster walls



**WHALEN**  
 REALTY & AUCTION, LTD.

**Marion Twp  
 Henry County  
 Patrick Henry Schools**



**2020 CTS Cadillac-Only 8015mi.**

**Car, Tractors & Equipment selling @ 12noon.**



**Click for online catalog**

**419.875.6317 419.337.7653**



**Morton Pole Barn 46' x 72'**



**Shed 10' x 16'**



**Only 2,187 Hrs**

**John Deere 4040**



**Original to farm 2096hrs**

**JD 3010**



**Cub Cadet 782D, Diesel**



Information deemed reliable but not guaranteed

# Real Estate-Farm-Tractors-Equipment-Tools-Household Auction

## Saturday May 21, 2022 @ 10am.



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

**Tract 1 – 73.80 Tillable Acres**  
 Parcel 15-160020.000, Marion Twp, Henry Co.  
 Taxes \$1,164.09 per half year  
 Schools Patrick Henry  
 Tile Map Provided  
**FSA Base Acres**  
 Wheat 27.98, PLC Yield 62  
 Soybeans 45.82, PLC Yield 43

**Owner: Diane Sonnenberg Trust** [whalenauction.com](http://whalenauction.com)

**Terms:** \$15,000 down on Tract 1 and \$5,000 on Tract 2 down the day of the auction in certified funds w/balance at closing. Closing held on or before 45 days. Possession of house & building is at closing. Possession of farmland is upon receipt of down payment. Have finances ready, selling with immediate confirmation “as is where is”. No Buyer’s Premium. 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. Announcements made the day of the auction take precedence over printed materials.



**John Whalen**  
419-875-6317



**Mike Murry**  
419-262-6943



**Jason Whalen**  
419-265-2019