

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
 Driveway Concrete
 Electric 100amp, Tri County
 Water Heater 50gal. Electric
 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

Kitchen 12'9 x 16'
Living Room 20'4 x 12'8
Family Room 15' x 16'9
Sitting Room 15' x 12'
Foyer 7'6 x 6'4
Bedroom 11'4 x 14'7
Bedroom 12' x 14'7
Bedroom 14'7 x 13'2

Tile floor, stove, refrigerator, microwave
 Carpet
 Raised floor, Carpet, cathedral ceiling
 Carpet, wood burning fireplace, built in cabinet
 Closet, linoleum
 Carpet, closet
 Carpet, closet



Marion Twp
Henry County
Patrick Henry Schools

WHALEN
 REALTY & AUCTION, LTD.



2020 CTS Cadillac-Only 8015mi.

whalenauction.com



Morton Pole Barn 46' x 72'



Shed 10' x 16'



1 Owner, 2187hrs

JD 4040



Original to farm 2096hrs

JD 3010



Cub Cadet 782D, Diesel



419.875.6317 419.337.7653

Information deemed reliable but not guaranteed

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Hamler OH
Marion Twp
Henry County



Owner: Diane Sonnenberg Trust

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.

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



John Whalen
419-875-6317



Mike Murry
419-262-6943



Jason Whalen
419-265-2019