

A
U
C
T
I
O
N

2 FARMS - 2 HOUSES & 7.8 ACRE LOT

Fulton Co/Fulton Twp

Tract 1 (37.09 ac farm ground) located north of Co Rd M 37.09 acres. Part of 12269 Co Rd 4 tax parcel #11-020796, Section 33, Fulton Twp. 32.17 acres tillable with primarily Mermill soil and a mixture of Tedrow, Haskins and other sands, Approx 774 feet frontage on Co Rd 4 approx 1320 deep. Taxes Year \$777.44

Tract 2 (brick house) 1.5 acres located just north of Co Rd M 12269 Co Rd 4, tax parcel #11-020796, 3 bedrooms, 1 ½ baths 1891 sq ft built in 1961. Taxes Year \$2,252.80

Tract 2A Combination of tracts 1 & 2

Tract 3 (42 ac Farm ground) Part of tax parcel 11-021228-00-000 Year Taxes \$903.46, 42.68 tillable, soil primarily Mermill and mixture of Ottokee and Tedrow sand, 1.8 ac woods, Approx 664 feet frontage

Tract 4 (farmhouse and buildings) 3 acres, 11533 Co Rd 4 tax parcel #11-021228-00-000, Year Taxes \$1,621.96, 3 bedroom, 1 bath home with 985 sq ft, built in 1900 with 30 x 40 barn and 20 x 68 garage.

Tract 4A Combination of tracts 3 & 4

Tract 5 (7.88 Acres) Located just south of County Rd L Tax parcel #11-021528-00-000, Section 9, Fulton Twp, Year Taxes \$243.44 in CAUV, 61 x irregular, 7.5 Ac tillable.

AUCTIONEERS



John Whalen



Michael Murry



Jason Whalen

CO RD 4, SWANTON, OH
Wednesday, Sept. 14, 11:00 AM

Tract 1 37.09 Acres

Tract 2A Combination of Tracts 1 & 2

1.5 AC

Tract 2

Auction Held at 11533 Co Rd 4 Swanton, OH 43558

91.47+/- ACRES
Offered in 7 Tracts

Open For Inspection:
Tuesday, Sept 6, 5—6:30 pm
or shown by appointment
call auctioneer.

WHALEN WHALEN
REALTY & AUCTION, LTD.

Owners: Allan Lehman, Janet Ruple and Barb Maillard

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.

Terms: \$5,000 down (non-refundable) each tract 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.

See whalenauction.com For Upcoming Auctions!



Tract 2

12269 Co Rd 4

12269 Co Rd 4: 1.5 acres located just north of Co Rd M, Elec Hot Water Tank 40 gal, Utility Closet Crawl Access, Casement Wood Windows, City Water, Septic South of House, 200 Breaker in Garage, Elec. Heat, Central Air.

- Living Rm 21x13
- Kitchen 11x15 cook top/ dishwasher/oven/microwave
- Dining Rm 11x15
- Family Rm 17x14 Wood burner
- 2 Full Bath/1 Half Bath
- Bedroom 12x11 Wood Floor
- Bedroom 12x13 Wood Floor
- Bedroom 12x15 w/Full Bath
- Office 8x9
- Utility Rm 9x7
- Garage 22x21

7 Tracts

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

Evergreen Schools



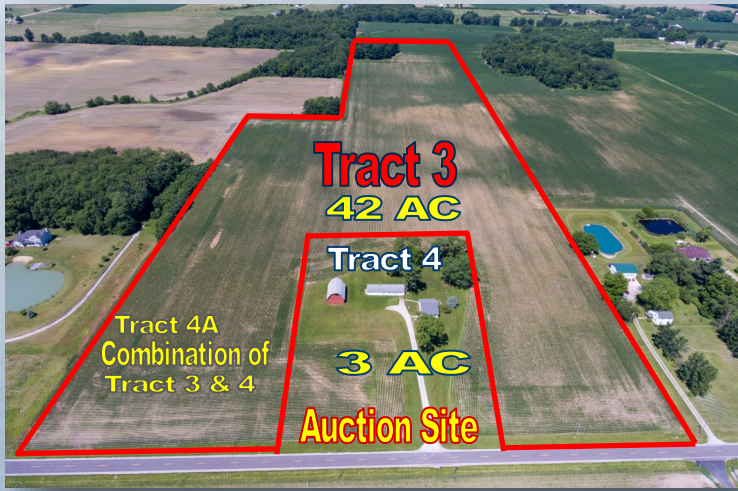
11533 Co Rd 4 Tract 4

30x40 2 Story Barn

- Living Rm 10x14
- Kitchen 9x12
- Dining Rm 9x14
- 1 Full Bath
- Bedroom 10x12
- Bedroom 12x12 UP
- Bedroom 8x12 Up

4 Car Garage (20x68)

11533 Co Rd 4: (farmhouse and buildings) 3 acres, Vinyl Sided, Vinyl Windows, Shingle Roof, Elec. Forced Air Furnace/Air Conditioning, Elec. 40 Galon Hot Water Tank, 100 AMP Elec Breaker, City Water/Septic/Leach.



**Tract 3
42 AC**

**Tract 4
3 AC**

Auction Site

**Tract 4A
Combination of
Tract 3 & 4**



**7.88 AC
Tract 5**

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