

REAL ESTATE AUCTION

Henry Co Ohio - 6 Tracts
Prime Farmground
Wednesday, December 14, 11:00 AM

Directions: Co Rd 3 south of Co Rd N

Henry County Properties Auction
Held at

Monroe Twp Community Bldg
8-865 Co Rd K2
Malinta, OH 43535

Sec 35

Twp Rd 3

Damascus Twp

20 Acres

Tract #2

Owners:
Hutcheson Farms

Tract 2—20 Acres, Co Rd 3
Tax parcel 33-350018-0000
Soil Types Millgrove, Mermill, Tedrow
Year Taxes \$616.28
Approximate Dimensions 660 x 1320
Napoleon Schools

Offered Separate & All Together

Terms: Tract #1 \$20,000 down; Tracts #2-4 \$10,000 each tract; Tract #5 \$40,000; Tract #6 \$10,000 the day of the auction in certified funds w/balance at closing. Closing held on or before 45 days. Have finances ready, selling with immediate confirmation "as is where is". No Buyer's Premium. Possession at time of down payment for farming purposes only. 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.

WHALEN *WHALEN*

REALTY & AUCTION, LTD.

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

AUCTIONEERS



John Whalen



Michael Murry

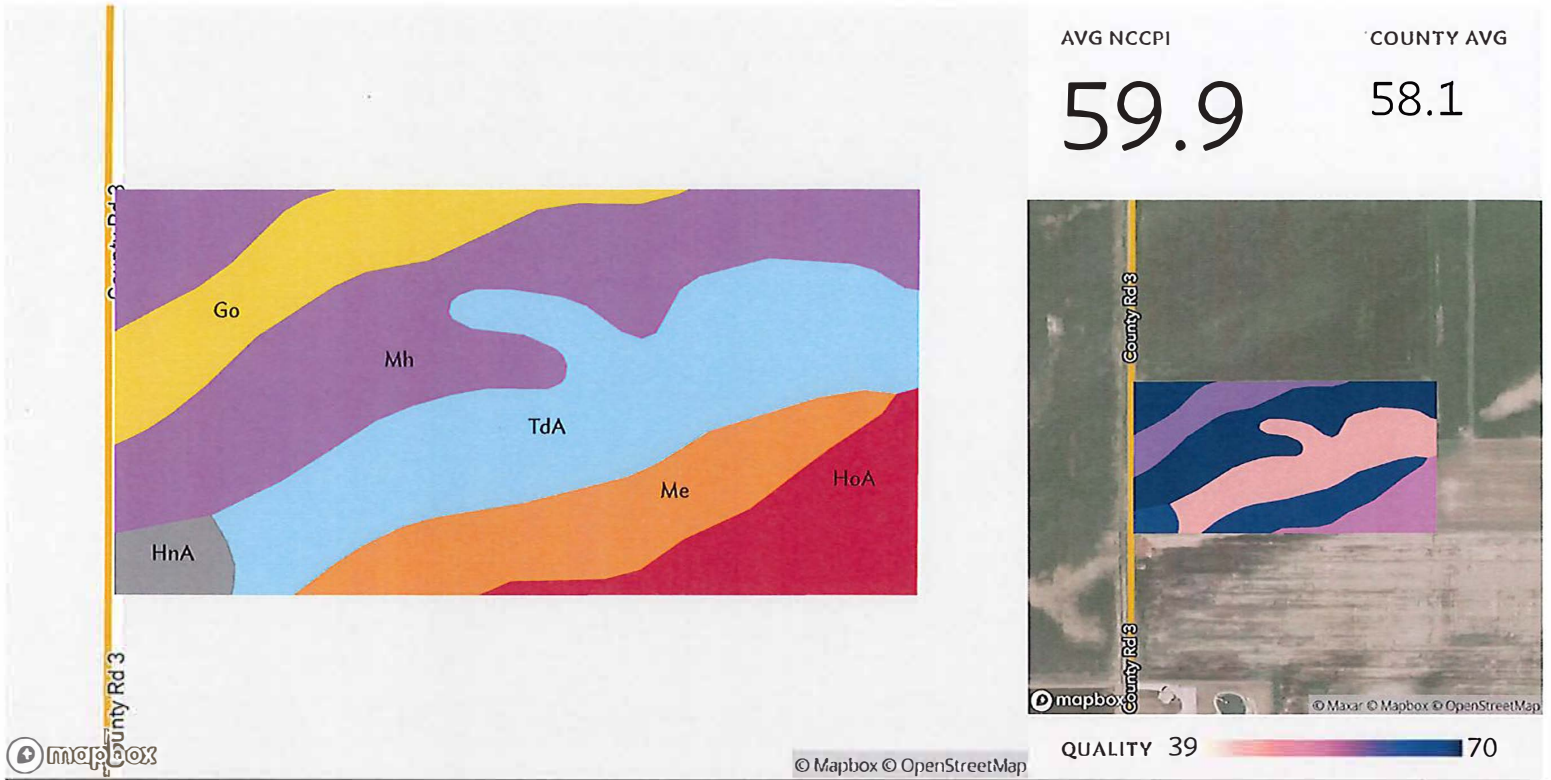


Jason Whalen

419.875.6317 419.337.7653

5 fields, 113 acres in Henry County, OH

TOWNSHIP/SECTION 5N 8E - 21, 27, 34, 35



AVG NCCPI

59.9

COUNTY AVG

58.1

Source: NRCS Soil Survey

Field 2

20 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
Mh	Millgrove loam	6.82	33.6%	2	72.6
TdA	Tedrow loamy fine sand, 0 to 2 percent slopes	5.88	28.9%	3	45.2
Me	Mermill loam	2.64	13.0%	2	65.2
Go	Gilford fine sandy loam	2.36	11.6%	2	57.8
HoA	Hoytville clay loam, 0 to 1 percent slopes	2.10	10.3%	2	55.0
HnA	Haskins fine sandy loam, stratified substratum, 0 to 2 percent slopes	0.52	2.6%	2	63.8
					20.33
					59.9



Henry County FSA Office
 2254 North Scott Street
 Napoleon, OH 43545-1092
 Phone: (419) 592-2926
 Fax: (855) 841-6788

Tract 2

Farm: 178
 Tract: 1708

Print Date: 10/16/2018




1 inch = 400 feet

All of the below are true unless otherwise indicated:

All crops=Non-Irrigated
 All crops used for grain
 Wheat=SRW
 Corn=Yellow
 Soybeans=COM

Legend

-  CLU Boundary
- Wetland Determination Identifiers**
- Restricted Use
- ▽ Limited Restrictions
- Exempt from Conservation Compliance Provisions
- HEL Highly Erodible Land Determination
- NHEL Not Highly Erodible Land Determination
- UHEL Undetermined Highly Erodible Land Determination
- CRP Conservation Reserve Program

USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or the 2015 ortho rectified imagery for Ohio. The producer accepts the data "as is" and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside of FSA Programs. Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations contact NRCS.