

# REAL ESTATE AUCTION

Directions: Co Rd 3A.

Henry Co Ohio - 6 Tracts

Prime Farmground  
Wednesday, December 14, 11:00 AM

Henry County Properties Auction  
Held at

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

Damascus Twp

Tract #4

Sec 27

Owners:  
Hutcheson Farms

Offered Separate & All Together

16 Acres

Co Rd 3A

Tract 4—16 Acres, Co Rd N

Tax parcel 33-270014-0000

Soil Types Millgrove, Mermill

Year Taxes \$620.26

Approximate Dimensions 24.13 Frontage

Napoleon Schools

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 material.

# WHALEN WHALEN

REALTY & AUCTION, LTD.

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Auctioneers: John & Jason Whalen, Mike Murry

419-875-6317, 419-337-7653 [www.whalenauction.com](http://www.whalenauction.com)

Information herein deemed reliable but not guaranteed

## AUCTIONEERS



John Whalen



Michael Murry

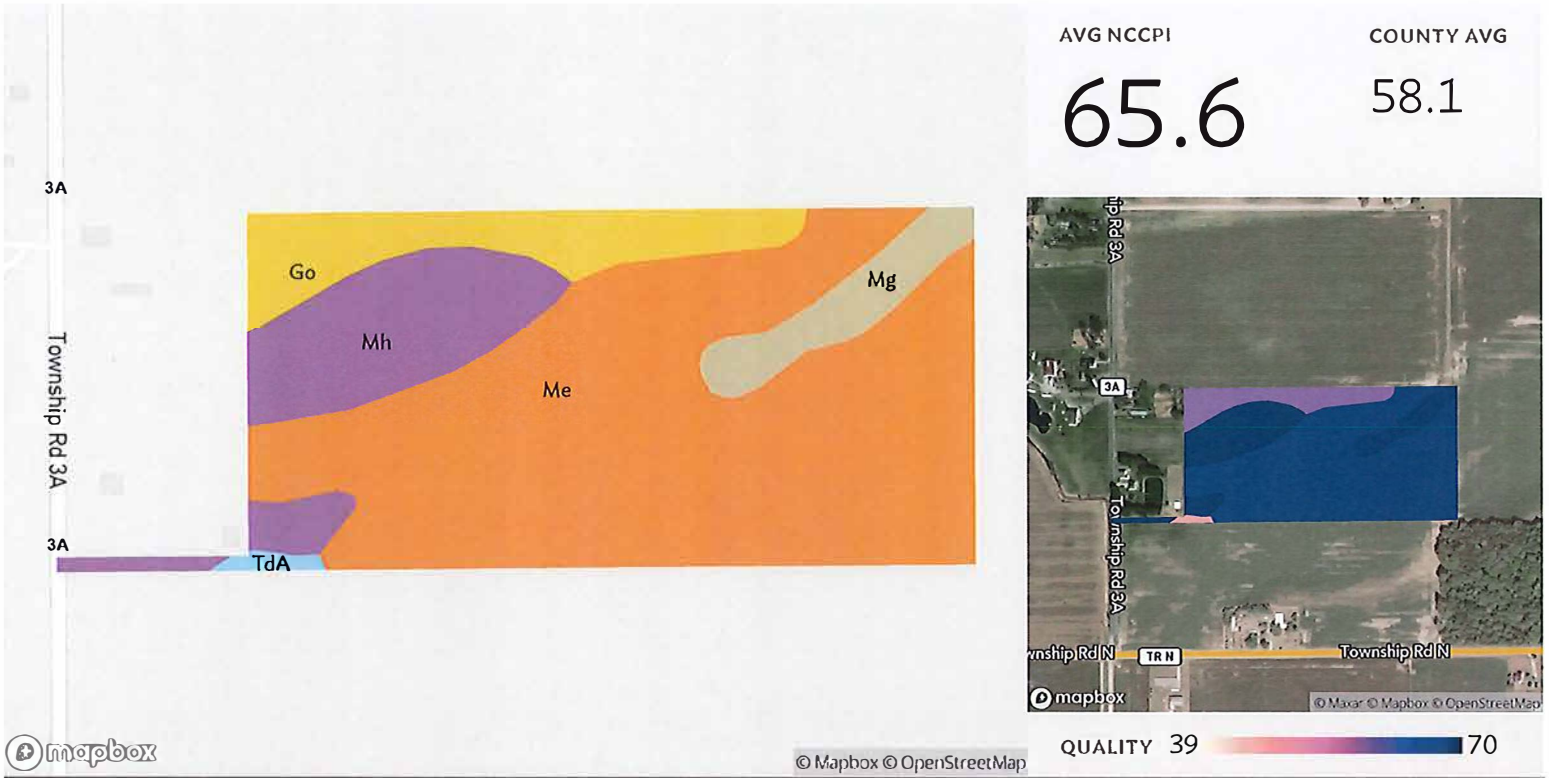


Jason Whalen

419.875.6317 419.337.7653

5 fields, 113 acres in Henry County, OH

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



AVG NCCPI

65.6

COUNTY AVG

58.1

# Field 4

Source: NRCS Soil Survey

16 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
Me	Mermill loam	10.82	65.8%	2	65.2
Mh	Millgrove loam	2.63	16.0%	2	72.6
Go	Gilford fine sandy loam	1.91	11.6%	2	57.8
Mg	Mermill loam, stratified substratum	0.96	5.8%	2	68.4
TdA	Tedrow loamy fine sand, 0 to 2 percent slopes	0.11	0.6%	3	45.2
					<b>16.43</b>
					<b>65.6</b>



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

Tract 4

Farm: 178  
 Tract: 1678

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.