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# AUCTION - FARMLAND

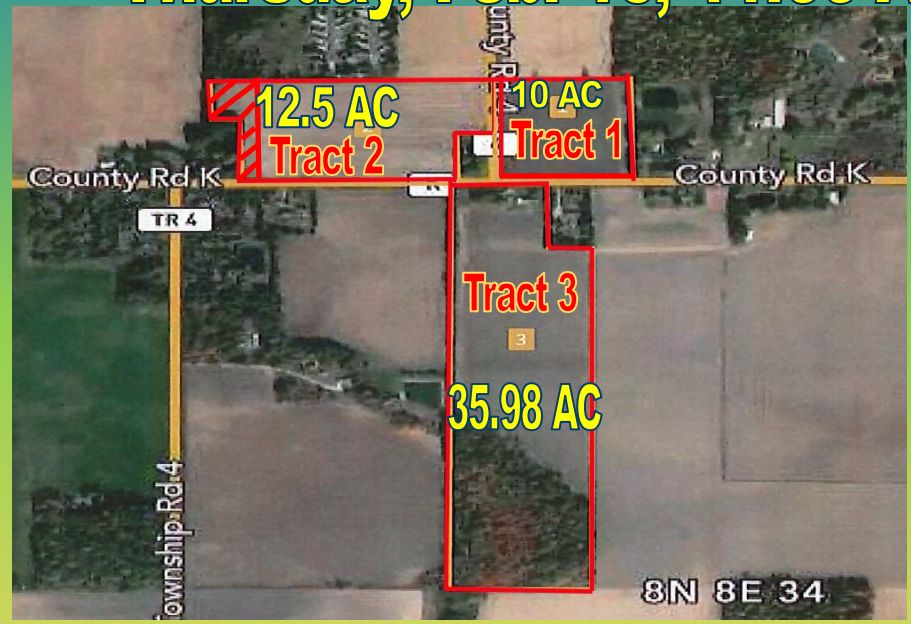
## Fulton Co/Fulton Twp

## 3997 CO RD K, SWANTON, OH Thursday, Feb. 16, 11:00 AM

# 58 ACRES 4 Tracts

Great opportunity to add productive tiled farm ground to your operation or mini farm building sites with city water.

- Tract 1** - 10 acres; tax parcel 11-021656-00-000; NE corner of Co Rd K & 4. Mermill & Gilford soils, 660' x 660'; taxes \$313.70 yr.
- Tract 2** - 12.5 acres; tax parcel 11-021560-00-000; NW corner of Co Rd K & 4; Mixture Gilford, Ottokee soils; yr taxes \$278.78; Evergreen Schools.
- Tract 3** - 35.98 acres; tax parcel 11-022216-00-000; south side of Co Rd K & 4. Hoytville soils, 22 acres tillable, 12.4 acres woods. Older mobile home and garage. Open Feb. 7, 4-5:30
- Tract 4** - A combination of tracts 1—3, 58 total acres.



**Open For Inspection:**  
Tuesday, Feb 7, 4—5:30 pm  
or shown by appointment  
call auctioneer.

**WHALEN** WHALEN  
REALTY & AUCTION, LTD.

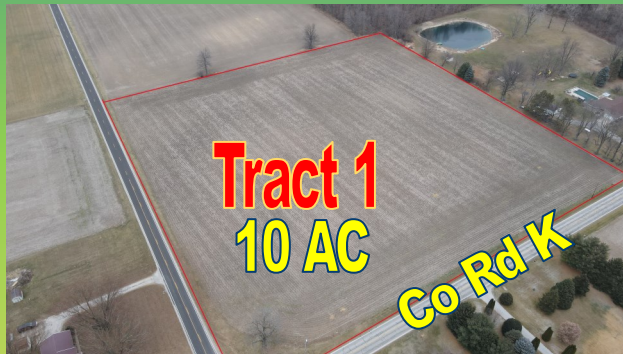
Owners:  
Dawn Wilcoxon, Brian Stoup,  
Deborah Mangas & Dedra  
Ruckman

## Auction Held at Fulton Co Fairgrounds Fulton Hall

**Terms:** \$6,000 down (non-refundable) tract 1, 2, & 3 - \$10,000 down on tract 4 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 receipt 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 REALTY & AUCTION, LTD.**  
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.

# A U C T I O N



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

*Great opportunity to add productive tilled farm ground to your operation or mini farm building sites with city water.*

*Evergreen Schools  
 Fulton Twp, Fulton Co.*

**AUCTIONEERS**



**John Whalen**



**Michael Murry**



**Jason Whalen**

419.875.6317 419.337.7653

**Auction Held At** **Fulton Hall**  
**Fulton County Fairgrounds**  
**8687 St Rt 108,**  
**Wauseon, OH 43567**

**WHALEN** WHALEN  
 REALTY & AUCTION, LTD.

See [whalenauction.com](http://whalenauction.com) For Upcoming Auctions!

FEBRUARY 2023						
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