

Public Auction

95 Acres

Sold in 2 Tracts

Tract 1 - 35.12 Ac

Tract 2 - 60 Ac

Dover Twp / Co Rd 14

Owners:

**Geraldine Emmons, John Kuszmaul,
Bonnie Smith and Andy Kuszmaul**

Tract 1 35.12

Tract 1— 35.12 acres located on Co Rd 14 just north of Co Rd L. Section 2, Dover Twp, 35 acres tillable, 596' frontage, Taxes \$859.38 Year; Tax Parcel #08-017956-00-000; Soil Type Ottokee and Wauseon Sand and others; Wauseon School District.

Tuesday
95+/- Acres

Nov. 28 at 10:00 AM

**Auction held at the
Fulton County
Fairgrounds
8514 State Route 108,
Wauseon, OH 43567**

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Tract 2 60 Acres

Terms: \$10,000 down the 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 at 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.

60 acres on Co Rd 14 between M & N. Sec. 36, Chesterfield Twp; Evergreen Schools; 37 acres tillable; 23 acres woods; Tax Parcel #03-005160-00 Taxes \$649.00 Year; Soil Types Wauseon and Ottokee Sand.

*Get Prepared! Farmers, Sportsman, Ranchers
Great opportunity to buy some well located
farm ground with 23 acres of great hunting
woods on tract 2.*

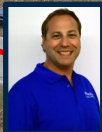
AUCTIONEERS



**John
Whalen**



**Michael
Murry**



**Jason
Whalen**

419.875.6317 419.337.7653

95 Acres
Total

WHALEN REALTY & AUCTION, LTD.

Auctioneers: John & Jason Whalen, Mike Murry

419-875-6317 419-337-7653

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Information herein deemed reliable but not guaranteed