

REAL ESTATE FARMLAND AUCTION

Thursday December 21, 2023 @ 11am

Auction held at

Wood County Jr. Fair Building

13800 W Poe Rd. Bowling Green OH, 43402

Tract 2- Cygnet Rd. with frontage on Loe Rd.

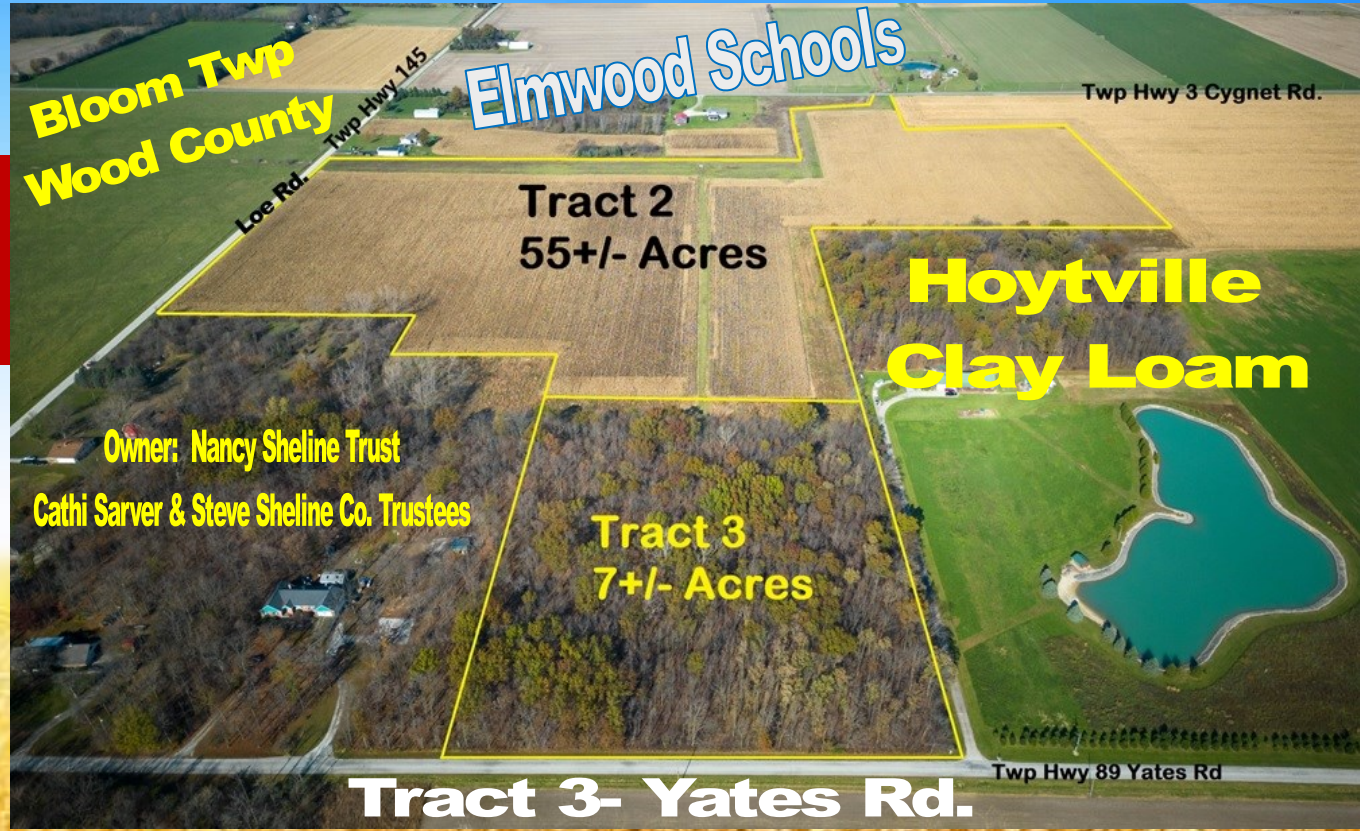
Tract 2: 55 +/- Acres located east of Cygnet on Cygnet Road. Frontage on Loe Rd. & Cygnet Rd. Parcel # A01-311-080000006000, Taxes \$1,377.03 per year. There is no longer any C.R.P. on this property.

Crop Information		
	Base	PLC Yield
Wheat	17.40	69
Corn	17.30	105
Soybeans	7.59	45

Seller providing new Surveys!

Tract 3: 7 +/- Acres of Woods on Yates Rd., just east of Loe Rd. Perfect Building Site! Parcel # A01-311-080000006003. Taxes \$24.98 per year.

Terms: \$7,000.00 down on each tract 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 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.



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WHALEN REALTY & AUCTION, LTD.

REAL ESTATE AUCTION-140+/- ACRES Offered in 3 Tracts

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Tract 1-Long Judson Rd.

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Wood County Jr. Fair Building
Bowling Green, OH**

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

**Real Estate Farmland Auction
140+/- ACRES
Offered in 3 Tracts**



**140+/-
ACRES**

Tract 1: 77+/- Acres located on Long Judson Rd., Between Bowling Green & Tontogany. Parcel # R62-510-170000001000, Otsego Schools. Taxes \$1,834.02 per year.

Crop Information

	Base	PLC Yield
Wheat	14.05	71
Corn	23.24	145
Soybeans	37.29	42



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