

FARM AUCTION

Thursday, January 25, 11:00 AM

Auction Held At Fulton Co. Fairgrounds
Fulton Hall St Rt 108, Wauseon, OH 43567
Pike Twp, Sec 32

52 +/- ACRES
With NEW Pole Barn

****Get Prepared 48 acres of nice tillable Granby and Ottokee soils with brand New 40 x 80 Amish built pole building with concrete floor, electricity, 16' ceiling. Lots of opportunities, 2600 ft frontage.****



The Barn

Open House: Thursday, January 11th, 4:00—5:30 pm.



WHALEN WHALEN
REALTY & AUCTION, LTD.

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 of farming purposes upon receipt of down payment. 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.

Directions: Farm Location Co Rd 11-2 between Co Rd M and Co Rd N.

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

FARM AUCTION

52 +/- ACRES with NEW Pole Barn



Tax parcel #20-039936-00-000

Year taxes \$1,329.21

Delta Schools

Soil Type Primarily Granby & Ottokee soils
with NEW 40 x 80 Amish built pole building
with concrete floor, electricity, 16' ceiling.
Lots of opportunities. 2600 feet frontage.

	Base	PLC Yield
Wheat	2.45	50
Corn	29.07	119
Soybeans	11.93	35

Owner: Sunflower Creek Farms

AUCTIONEERS



**John
Whalen**



**Michael
Murry**



**Jason
Whalen**

419.875.6317 419.337.7653

See whalenauction.com For Upcoming Auctions!