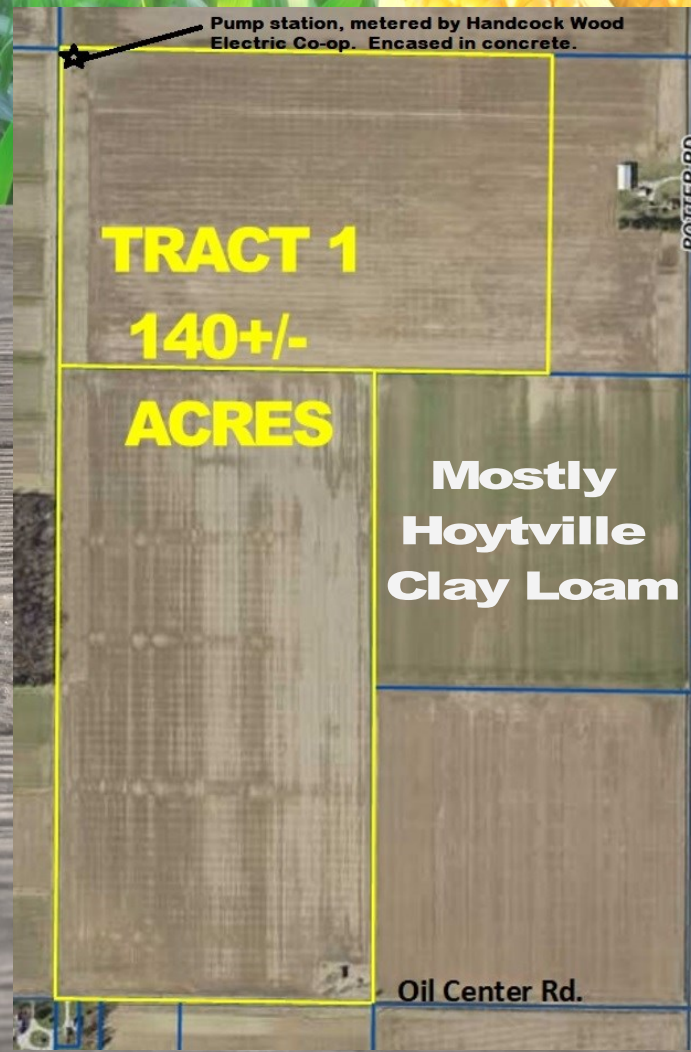


180+/- Acres-REAL ESTATE FARMLAND AUCTION

SATURDAY FEBRUARY 10, 2024 @ 10AM

Henry Twp Wood County



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180+/- Acres offered in 4 Tracts.

Farms Located on Oil Center & Rudolph Rds.

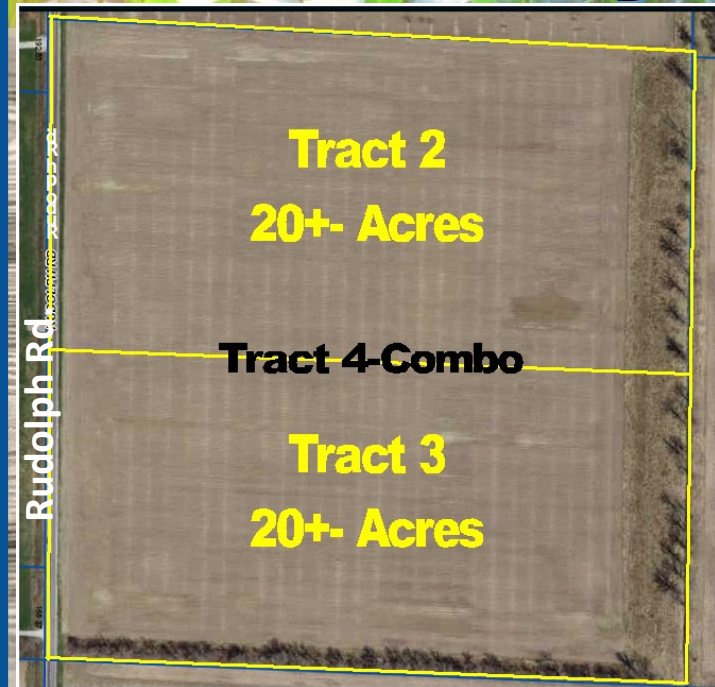
Henry Twp, Wood County OH,
North Baltimore School District.

Tract 1: 140+/- Acres-Oil Center Rd. Cygnet OH, 43413. Parcel #F22-310-180000004000, 80+/- Acres & Part of Parcel #F22-310-180000007000, 60+/- acres. Mostly Hoytville Clay Loam. Taxes to be determined.

Tract 2: 20+/- Acres-Rudolph Rd., North Baltimore. Parcel #F22-310-240000006000, mostly Hoytville Silty Clay soil. Taxes \$643.98 per year.

Tract 3: 20+/- Acres, Rudolph Rd., North Baltimore. Parcel #F22-310-240000007000. Hoytville Silty Clay soil. Taxes \$642.41.

Tract 4: Combination of Tract 2 & 3, Total 40+/-acres.



Tract 2
20+/- Acres

Tract 4-Combo

Tract 3
20+/- Acres

AUCTION HELD
Former Cygnet Turf & Equipment Bldg.
4711 Insley Rd.,
North Baltimore, OH 45872

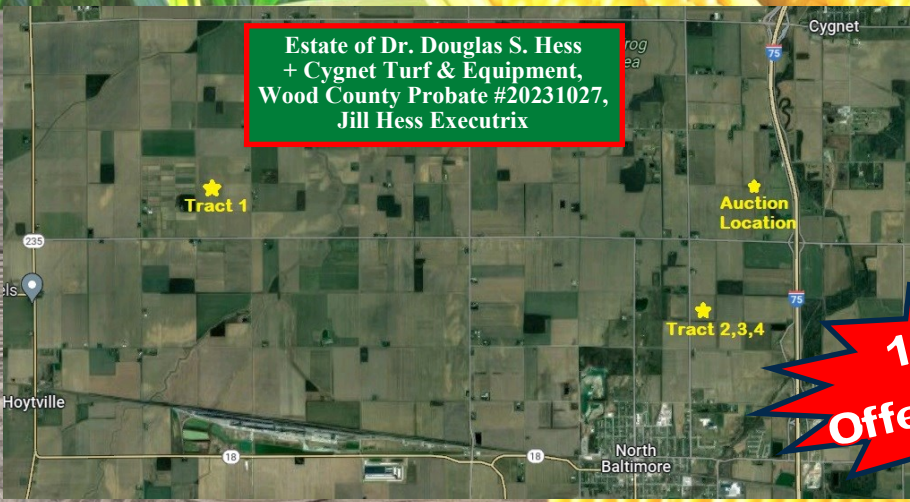
180+/- Acres-REAL ESTATE FARMLAND AUCTION

Henry Twp, Wood County

Farms located on Rudolph Rd. & Oil Center Rd.

SATURDAY FEBRUARY 10, 2024 @ 10AM.

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



Scan for Real Estate



Scan for Equipment

**180+/- Acres
Offered in 4 Tracts**

Auction Held at
The former Cygnet Turf & Equipment Bldg.
4711 Insley Rd.
North Baltimore, OH 45872

**Sod, Harvesting, Sod Insulation &
Irrigation Equipment-Watch for full listing!
Starting @11am.**

Terms: \$15,000.00 down on each tract 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 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.



Auctioneers: John & Jason Whalen, Mike Murry
419-875-6317, 419-337-7653
Information reliable but not guaranteed

whalenauction.com