

REAL ESTATE FARMLAND AUCTION

80 +/- Acres

Amboy Twp

Fulton County

WHALEN WHALEN
REALTY & AUCTION, LTD.

Farm Location

1815 US Highway 20

1 mi. East of Assumption OH @ SE Corner on US 20 & Co. Rd. 2

Mostly Haskins,
Hoyville & Mermill Soil

80 +/-

ACRES

Co. Rd. 2

Approx. 2,640'

1815 US-20

Approx. 1320'

WEDNESDAY March 6, 2024 @ 11:00A.M.

AUCTION HELD
Whalen Auction Bldg.
8020 Manore Rd.
Neapolis, (gps Grand Rapids OH 43522)

Owner: Truckor Farms LLC

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



80' x 40' Metal Quonset Bldg., built 1950's.

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P.O. Box 550 Neapolis, OH 43547

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Opportunity Awaits! Generous Road Frontage

Crop Information

	Base Acres	PLC Yield
Wheat	25.07	75
Corn	24.95	156
Soybeans	24.77	43

Terms: \$10,000.00 down in certified funds w/balance at closing (non-refundable). Closing held on or before 45 days. Have finances ready, selling with immediate confirmation "as is where is." No Buyer's Premium. Possession upon down payment day of the auction for farming purposes only. All information was derived from sources believed to be correct but not guaranteed. Dimensions are approximate. Buyers need to rely entirely on their own judgment and inspections of property records. Announcements made the day of the auction take precedence over printed materials.

Farm Location

1815 US Highway 20
1mi. East of Assumption OH @ SE Corner on US 20 & Co. Rd. 2

Parcel # 01-001804-00.000
Taxes: \$3,491.14 per year
Evergreen Schools
74.79 Tillable Acres
In CRP Program till 2030



John Whalen 419-875-6317	Jason Whalen 419-265-2019	Mike Murry 419-262-6943
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whalenauction.com

