



4 Bed, 1.5 Baths

Preview: Thursday March 28 from 5-6:30pm



70' x 76' Overall



50' x 100'

112.806+/- ACRES REAL ESTATE FARMLAND AUCTION

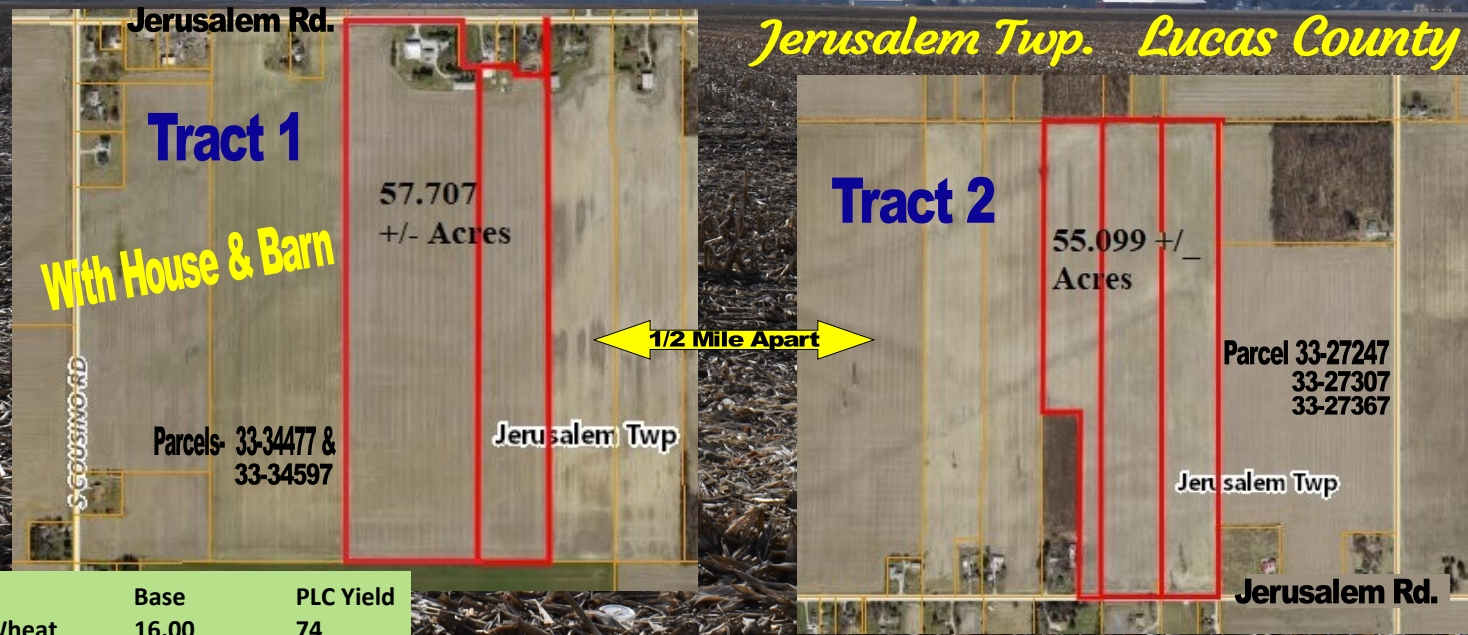
Immediate Possession of Farmland With Down Payment

**Saturday April 6 2024, 10am
8448 Jerusalem Rd. Curtice OH 43412**

*Real Estate Offered at 10am
Followed by Contents*

Offered in 2 Tracts

WHALEN
REALTY & AUCTION, LTD.



	Base	PLC Yield
Wheat	16.00	74
Corn	41.70	135
Soybeans	50.10	50

Oregon Schools

**Owner: Jeanette A Cedoz Trust
Roger Cedoz Successor Trustee**

Saturday April 6 2024, 10am



**1 Owner
Only 631 Hrs**

2012 JD 3320

4x4



*Real Estate
Offered at 10am*

*Followed by
Tractor & More*

419-875-6317

Terms: \$15,000.00 down in certified funds on each tract 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 of house & building at Closing. Possession of farmland with receipt of down payment 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 judgement and inspections of property records. Announcements made the day of the auction take precedence over printed materials.

whalenauction.com

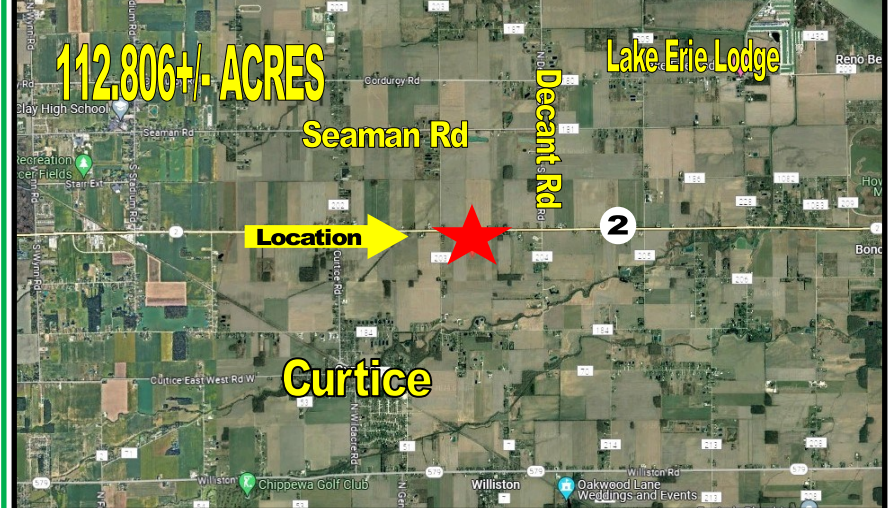
Living Room	13'3" x 23' carpet
Family Room	15'7" x 11'10" carpet
Great Room	13'3" x 16'9" carpet
Kitchen	11' x 18'2", stove Refrigerator, dishwasher
Foyer	7' x 6'
Bedroom M	11' x 14'1" carpet, closet
Bedroom U	11'5" x 14' carpet, 2 closets
Bedroom U	15'5" x 12'2" carpet
Bedroom U	15'4" x 13'1" carpet, closet
Baths M	1½
Heating	Natural gas forced air, updated
Cooling	Central
Electric	200 amp breaker
Appliances	Washer, Dryer

Tax parcel	33-34477, 33-34597, Lucas Co
Township	Jerusalem
Taxes	\$2,918.27 6 / Months
Year Built	1887
Sq Ft	2,336
Foundation	Partial basement / crawl
Acres	57.707
Exterior	Vinyl siding
Roof	Asphalt shingle
Water	Public
Hot water heater	50 gallon
Sewer	Septic front yard
Garage	15' x 20'
Barn	70'x76' Overall, series of Additions, reskinned
Outbuilding	35' x 40' reskinned
Quonset Building	50' x 100' concrete floor Electric, (2) 24' doors
Building	40' x 40' stone floor

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

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REAL ESTATE FARMLAND AUCTION



AUCTIONEERS: John & Jason Whalen, Mike Murry, George Bly