

Auction

Thursday, Oct. 3, 2024, 11 AM
Real Estate

*78+/-
ACRES*

40+/-

38+/-

*78 Acres Prime Farmground on Rt 6
Grand Rapids, OH*

WHALEN WHALEN
REALTY & AUCTION, LTD

Farm located on Rt 6, just west of Wapakoneta Rd.

Terms: \$10,000 down the day of the auction in certified funds w/ balance at closing. Closing held on or before Dec 2, 2024. Have finances ready, selling with immediate confirmation "as is where is". No Buyer's Premium. Possession at closing. 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.

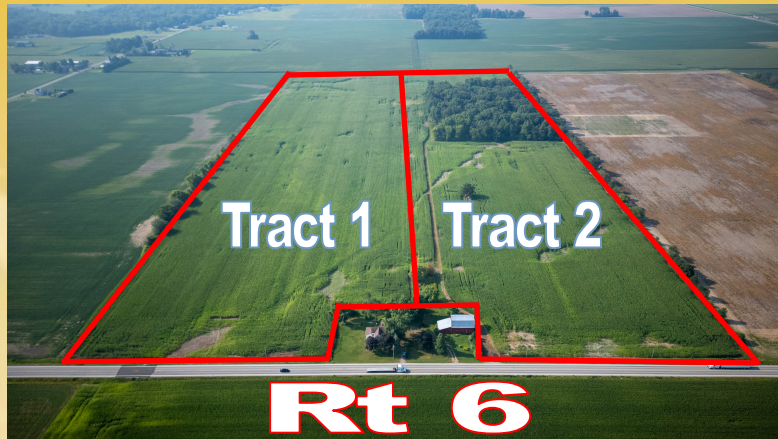
Auction Held at
Whalen Auction Building
8020 Manore Rd., Neapolis, OH 43547
(gps Grand Rapids, OH 43522)

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

Get prepared, very productive farm sold in 2 separate tracts. High Bidder gets choice of one or both tracts.

*Grand Rapids Twp.
Section 30
Otsego LCD
Wood County*



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

Thursday, Oct 3rd, 11:00 AM

Tract 1

Tax Parcel E17-509-300000003501
Lot Size 40 Acres—39 acres tillable
Mixture Colwood and Rimer Soils
Year Taxes \$1,752.42
Approximately 520' Frontage x 2640'
Owner Cheryl Fessel

Tract 2

Tax Parcel E17-509-300000003500
Lot Size 38 Acres—29.75 acres tillable
Mixture of Colwood and Ottokee Soils
Half Year Taxes \$1,608.24
Approximately 500' x 2640'
9 acres Great Recreational Woods
Owner James & Linda Henry

AUCTIONEERS



John Whalen

Michael Murry

Jason Whalen

419.875.6317 419.337.7653

See whalenauction.com For Upcoming Auctions!