

WHALEN REALTY & AUCTION, LTD.

# Farm Ground Auction

Thursday, Oct 31th, 11:00 AM

## 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 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.

\*Part of Property in a Flood Plain.\*

Farm ground located on Co Rd 23, just north of the Ohio Turnpike.

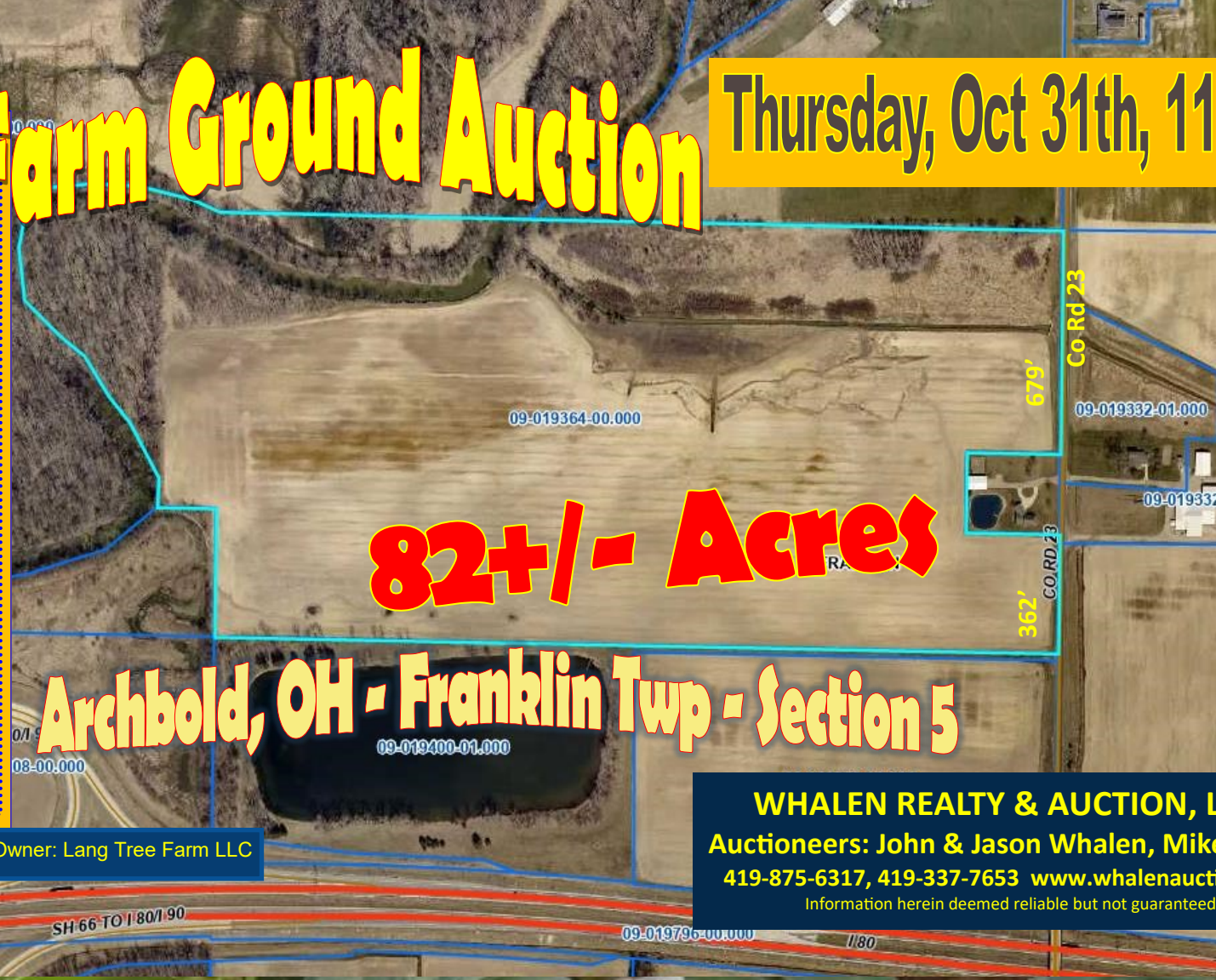
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Owner: Lang Tree Farm LLC

# 82+/- Acres

## Archbold, OH - Franklin Twp - Section 5

**WHALEN REALTY & AUCTION, LTD.**  
Auctioneers: John & Jason Whalen, Mike Murry  
419-875-6317, 419-337-7653 [www.whalenauction.com](http://www.whalenauction.com)  
Information herein deemed reliable but not guaranteed

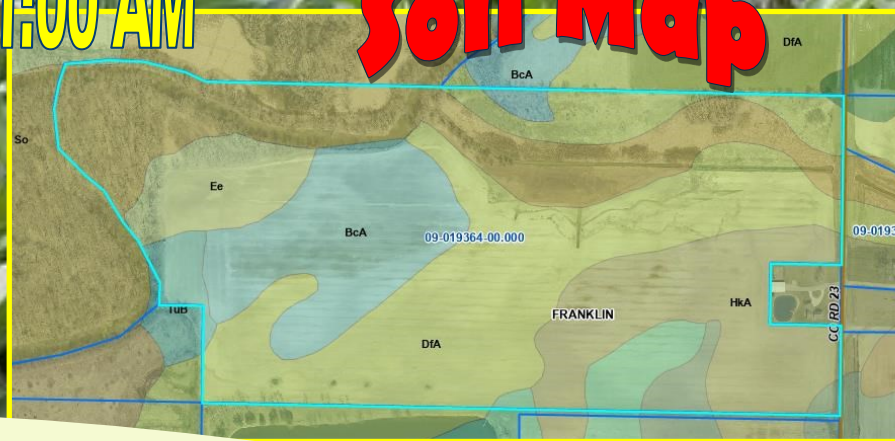


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## Soil Map

Crop	Base	Yield
Corn	33.7	137
Soybean	3.3	43
Total	40	



Tax Parcel 09-019-364-00-000

Year Taxes \$3029.66

66 Tillable Acres

Very productive Highly Rated Tiled Soil Offered at Public Auction. Mixture of Del Ray, Sloan, & Haskins Loam.

Auction will be held at:  
**Fulton County Fairgrounds**  
8514 St Rt 108,  
Wauseon, OH 43567

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

## Auctioneers



**John Whalen**



**Michael Murry**



**Jason Whalen**

419.875.6317 419.337.7653

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REALTY & AUCTION, LTD.

See [whalenauction.com](http://whalenauction.com) For Upcoming Auctions!