

54.8± ACRES Lucas County

LAND AUCTION

Thursday October 17 2024, 11AM

4860 Brown Rd. Oregon, OH 43616
Corner of Brown & Wynn Rd

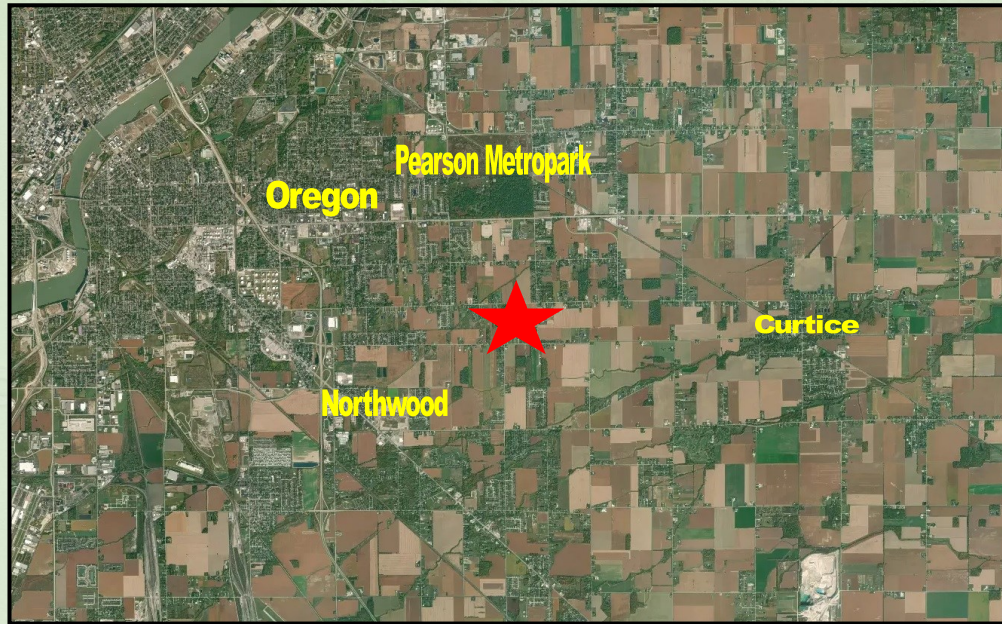
Auction held at Dunberger Post 537
4925 Pickle Rd. Oregon, OH 43616



Terms: \$15,000.00 down in certified funds the day of the auction with balance at closing. Closing held on or before January 3, 2025. *1031 tax exchanges are welcome but not sold contingent upon*. Have finances ready, selling with immediate confirmation, as is where is." No Buyer's Premium. Possession of farmland upon receipt of down payment for row crop farming purposes only. Seller retains 2024 rent payments. 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.

REAL ESTATE FARMLAND AUCTION

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



Tax Parcel #44-31294
Taxes \$807.88 per half year
Lucas County
City of Oregon
City Water Available
Oregon Schools

4860 Brown Rd. Oregon, OH 43616

54.8± ACRES

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Crop	Base	PLC
Corn	2019	41
Soybeans	2019	41
Total	51.69	

Owner: Toth Farms II, Ltd.

Auctioneers



John Whalen



Jason Whalen



Mike Murry

419.875.6317 419.337.7653

whalenauction.com for more info