

Auction
47+- Acres

Thursday, Oct. 31, 2024, 11 AM

*Richfield Twp Sec 29
Lucas County*

**REAL ESTATE
FARMLAND
AUCTION**

WHALEN
REALTY & AUCTION, LTD.

Farm located on Bancroft just east of Lathrop

47.206+/-

2779'

627'

Bancroft

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.

Auction Held at
Fulton Co Fairgrounds
8687 St Rt 108
Wauseon, OH 43567

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

Productive Hoytville and Haskins soil. Long easy farm offered at public auction. Good Drainage outlet.

**Owner: Charles Welter
Colin McQuade Attorney**

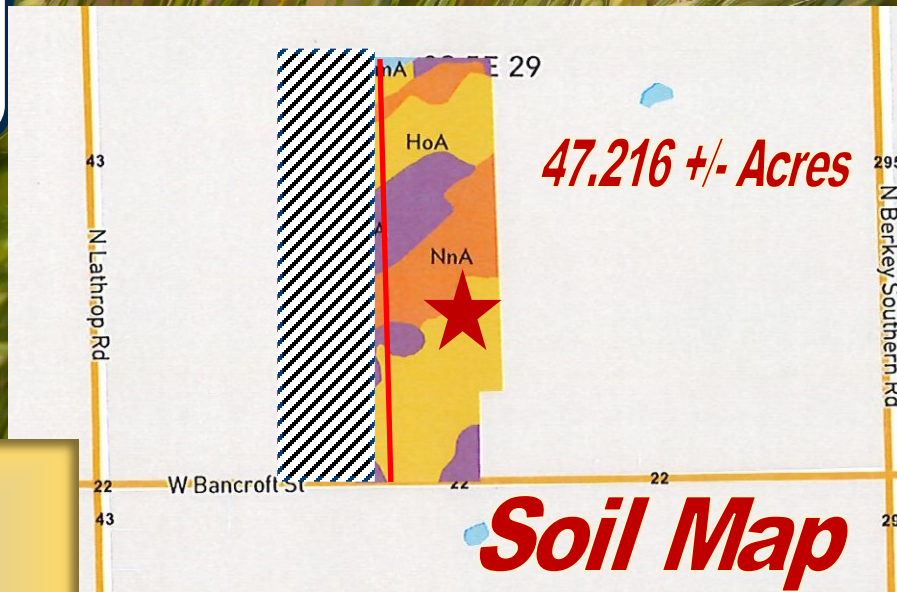
Tax Parcel 57-31556

Lot Size 47.216 Acres—627' Frontage

Half Year Taxes \$1,097.16 (Estimate)

Evergreen Schools

| CROP DATA | Base | Yield |
|------------------|-------------|--------------|
| Wheat | 17.00 | 82 |
| Corn | 27.80 | 160 |
| Soybeans | 33.60 | 50 |



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**PO Box 550
Neapolis, OH 43547**

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AUCTIONEERS



John Whalen



Michael Murry



Jason Whalen

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See whalenauction.com For Upcoming Auctions!