

FARMLAND AUCTION



Wednesday October 30 2024, 11am

Napoleon, OH

Henry County Liberty Township

Terms: \$15,000.00 down in certified funds the day of the auction/balance at closing. Closing held on or before December 16, 2024. Have finances ready, selling with immediate confirmation, as is where is." No Buyer's Premium. Possession of tillable land upon receipt of down payment for farming purposes and removal of fall crops. Seller retains 2024 cash rent. 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.

Owner: David J Bowers

74.46±
acres

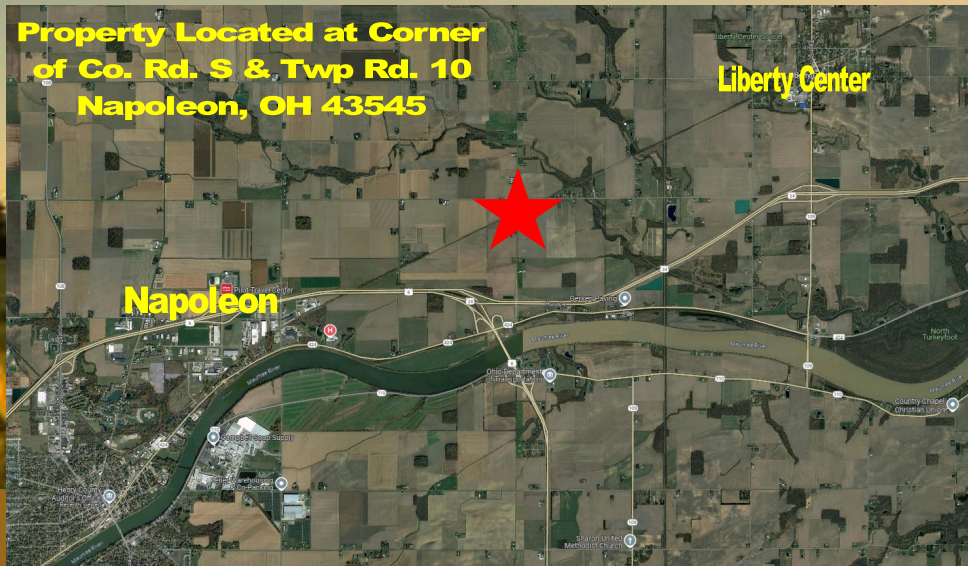
WHALEN
REALTY & AUCTION, LTD.

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Crop	Base	Yield
Corn	40.47	161
Soybeans	31.80	45
Total	72.27	

74.46±
acres



Property Located at Corner
of Co. Rd. S & Twp Rd. 10
Napoleon, OH 43545

Liberty Center

Napoleon

Tax Parcel 260300100100, Henry Co.
Liberty Township

Year Taxes \$3133.06

Liberty Center Schools

Mostly Toledo Silty Clay Loam

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

whalenauction.com

WHALEN
REALTY & AUCTION, LTD.
P.O. Box 550
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Owner David J Bowers

Auctioneers



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