

416+/- Acres *Highly Productive Farms* Contiguous *All*

Thursday December 5 2024, 11AM



Owner: Iroquoise Valley Farms LLC

Auction held at the VFW Post 1238
2001 E. Main St., Bellevue, OH 44811

- Tract 1—81.030+/- Acres, Parcel #N46000761830000
Approximately 1320' frontage on TR 178, 2650' on
Co Rd 29. Total taxes \$2,620.44 Year.
- Tract 2—71.84+/- Acres, Parcels #N4600761790000 (44.85 acres)
#N46005766260000 (26.99 acres) Approximately 1,120' on
Rd. 29 (N+S), 2,007' on TR 178 (E+W), 383' on North Rd. Total
taxes \$2,311.36 Year.
- Tract 3—122.35+/- Acres, Parcel #N46005766140000,
14+/- Acres Woods, 2,350' on TR 178 (E+W), 1,120' on 29 (N+S)
Total taxes \$4,110.86 Year
- Tract 4—100.7+/- Acres, Parcels #N46000761810000 (62.45 Acres)
N460005766180000 (38.25 Acres), 903' on Rd 34. Total taxes
\$3,234.58 Year.
- Tract 5—(Swing Tract) 40.36+/- Acres, Parcel #N46005766240000,
Swing Tract: Only neighboring parcels or high bidder on Tract 1
Or Tract 2 can bid. Total taxes \$1,455.18 Year.

Terms: \$10,000.00 down per tract 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 upon receipt of down payment for farming purposes only. 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.

Auctioneers



John Whalen



Jason Whalen



Michael Murry



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Absolute FARMLAND AUCTION

416+/- Acres

Selling Multi-Parcel Method

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

December 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

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**Highly Productive Farms - All Contiguous!
 Certified Organic**

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