

138.5+/- FARM AUCTION

Thursday, Dec. 12, 11:00 AM

Farm Located NE of Wauseon on Co Rd 12-1 Between Rd H and J

Sale Held In Chapel at Fulton County Fairgrounds
Next to Jr Fair Building
8514 SH 108, Wauseon, OH 43567

Pike Twp-Section 6
Fulton County
Wauseon, OH

All Parcels Have New Survey

Farm Offered in 3 Tracts

Tract 1—112.997 Acres; combination of tax parcel #20-041336-00-000 and #20-041332-00-000 mixture Mermill, Ottokee, Tedrow Soils, well tiled in 2005 every 30 feet , 8 acres of woods, 1885 feet frontage on Co Rd 12-1. Taxes \$3,752.60

Tract 2—25.521 acres part tax parcel #20-041332-00-000 well tiled every 30 feet in 2012, mixture of Mermill and Ottokee Soils with 1323 feet on Co Rd H and 858 on Co RD 12-1. Taxes to be determined. Taxes \$752.18

Tract 3—138.518 acres a combination of tracts 1 & 2.

Tract 1
112.997 Acres

Tract 2
25.521 Acres

138.518 Acres

Well tiled every 30', soil samples pulled, fertility guide available on line.

Owners: Andrea Kohli, Anita Seigneur & Al Seigneur

Terms: \$10,000 down each tract day of auction in certified funds w/balance at closing. Closing held on or before 40 days. Have finances ready, selling with immediate confirmation. No Buyer's Premium. Possession for farming purpose only upon receipt of down payment. Announcements made the day of the auction take precedence over printed materials. 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 judgment and inspections of property records. Any other terms & conditions will be announced the day of the auction and take precedence over printed material.

WHALEN WHALEN
REALTY & AUCTION, LTD.

Information contained herein deemed reliable, but not guaranteed.

AUCTIONEERS—John & Jason Whalen, Michael Murry - Office 419-337-7653 or 419-875-6317

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Tract 2
25.521 Acres

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216 E Linfoot
Wauseon, OH 43567