

# FARMLAND AUCTION

THURSDAY, JANUARY  
16TH, 11:00 AM  
78 ACRES - FARM  
LAND ONLY

WHALEN WHALEN  
REALTY & AUCTION, LTD.

**DIRECTIONS: TAKE CO RD 6C TO  
CO RD R2 WEST TO THE  
PROPERTY.**

**\*\*ACCESSED BY 40' AND 20'  
DEEDED EASEMENT**

**AUCTION HELD AT WHALEN AUCTION FACILITY**

**8020 MANORE RD  
(GPS GRAND RAPIDS OH, 43522)**

Owner: Estate of Kenneth R. Wulff  
Executor: Scott Wulff

Stark County Probate #33-6516097



SOIL TYPE:  
TOLEDO  
SILITY LOAM,  
FULTON  
LOAM

PARCEL # 30-  
0600060000  
TAXES \$2813.16  
YEAR

VERY  
PRODUCTIVE  
HIGHLY  
RATED AND  
WELL  
DRAINED  
SOIL.



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CROP	BASE	PLC
CORN	34.8	155
SOY	34.8	40
<b>TOTAL</b>	<b>69.6</b>	

## AUCTIONEERS



JOHN  
WHALEN

419-875-6317



JASON  
WHALEN

419-337-7653



MICHAEL  
MURRY

[www.whalenauction.com](http://www.whalenauction.com)

*Information herein deemed reliable but not guaranteed*

TERMS: \$10,000 DOWN DAY OF 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 AUCTION TAKE PRECEDENCE OVER PRINTED MATERIALS.