

PUBLIC AUCTION 114.35+/- Acres

Wednesday, Feb. 19, 11:00 AM

Walbridge Rd., Northwood OH 43619

Only 1.25 miles East off I-280 exit on Walbridge Rd. and just West of St Rt 51/Woodville Rd.



Lake Township Wood County City Water & Sewer Available

Lots of generous frontage on 2 roads. Old barn on property.

Auction Held At
Millbury Fireman's Rec Hall
28410 Oak St., Millbury, OH 43447



Wheat— 32.30 Base Acres 54 PLC Yield
Corn— 33.70 Base Acres 115 PLC Yield
Soybeans— 39.60 Base Acres 28 PLC Yield

114.35+/- ACRES— In high growth area with productive soils. Mostly LdA soils with approx. 110 acres tillable. Lake Schools. Parcel H28-712-110000001000—Taxes \$4,863.81 / Year

Terms: \$10,000.00 down in certified funds the day of the auction w/balance at closing. Closing held on or before 45 days. Have finances ready, selling with immediate confirmation. No Buyer's Premium. Possession at closing. All information 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.

Owners: Thomas & Lisa Wasserman

WHALEN WHALEN
REALTY & AUCTION, LTD.

Information herein deemed reliable but not guaranteed

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