

ABSOLUTE REAL ESTATE AUCTION

THURSDAY APRIL 2, 2020 @ 11:00A.M.

61.13+/-

Acres

Farm Located SE of 795 at Cummings Rd., 1 mile West of I-280, Millbury OH

**Auction held at the Millbury Fireman's Rec Hall
28410 Oak St., Millbury, OH 43447**

**High Traffic Exposure-Prime Location
Productive Farm
Wood County- City Water**



WHALEN WHALEN
REALTY & AUCTION, LTD.

**Auctioneers: John & Jason Whalen, Mike Murry
419-875-6317, 419-337-7653 info@whalenauction.com
Information herein deemed reliable but not guaranteed**

ABSOLUTE FARMLAND AUCTION

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

High traffic exposure for this productive farm in prime location.

795

61.13+/-
Acres

New Survey Provided!

No Buyer's Premium!

61.13+/- Acres

whalenauction.com

THURSDAY APRIL 2, 2020 @ 11:00A.M. Millbury OH, Wood County

Parcel: H28-712-21000008000, Lake Twp, Wood County
Taxes: \$3,995.82 per year
Lot Size: 61.13+/- Acres,
Approx. 1279.32' frontage on 795 & 2009.05' frontage on Cummings
Tillable: 59.66+/- Acres
Soil Type: Hoytville Clay Loam
Schools: Lake
Water/Sewer: City water, sewer at south end of property,
contact N.W. Water & Sewer for information.
Gas: Columbia Gas, 2" steel, high pressure across the street.

**Owner: Marian Welling,
POA David Romaker**



Contact: Auctioneer/Realtor
Jason Whalen 419-875-6317
jason@whalenauction.com

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 ABSOLUTE to the HIGHEST BIDDER! No Buyer's Premium. Possession upon receipt of down payment for farming purposes only. 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.