

153.7828 +/- Acres FARMLAND AUCTION

WEDNESDAY SEPTEMBER 16, 2020 @ 12NOON



Washington Twp * Miami County

Farm Located between US-36 & Brown Rd., Piqua OH



John Whalen
419-875-6317



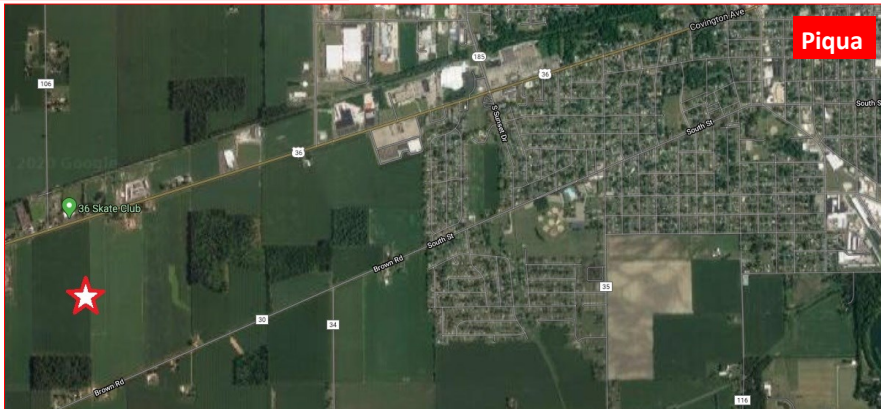
Jason Whalen
419-265-2019



Mike Murry
419-262-6943



Auction held at 36 Skate Club, 4845 W. US RT 36, Piqua OH 45356

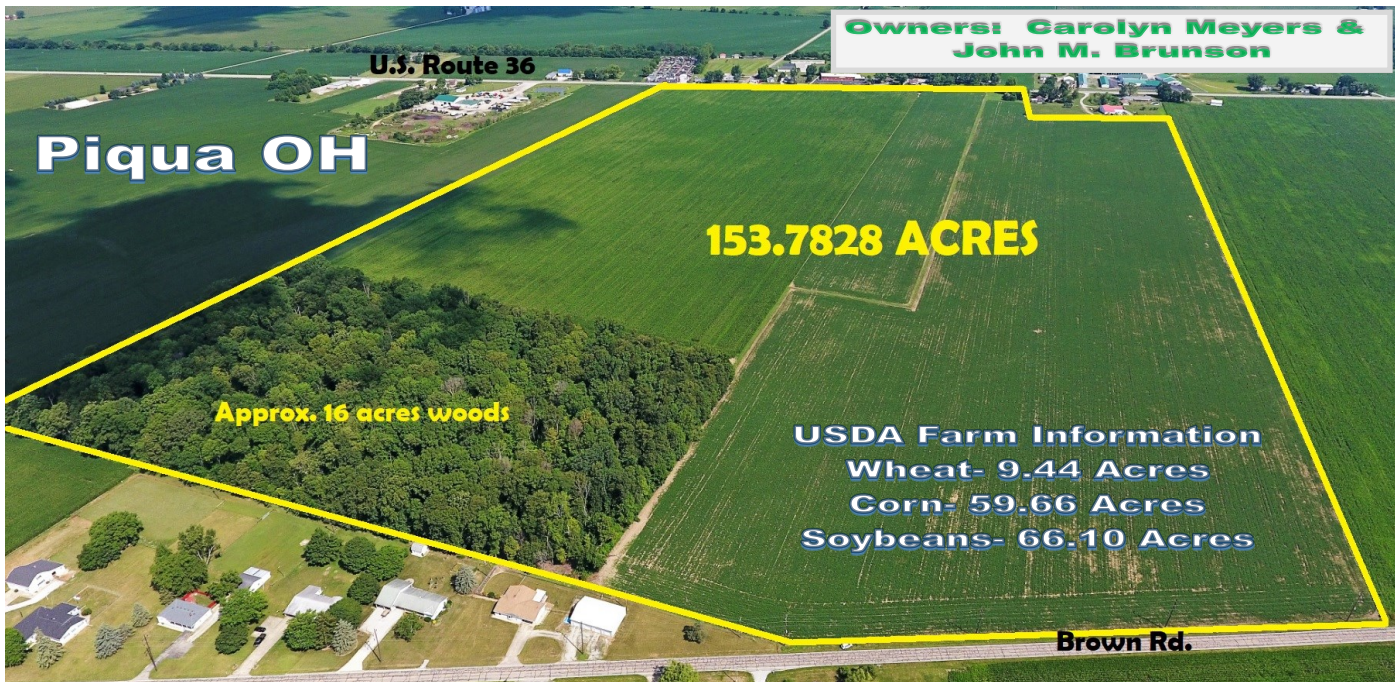


Selling 2 parcels as 1 tract containing 153.7828 +/- acres. Parcel M40-006000 containing 23.3606 +/- acres & Parcel M40-055650 containing 130.3922 +/- acres. Frontage on both roads! Total Taxes \$4,630.66 per year. Piqua Schools. Older barn located on property. No Buyer's Premium!

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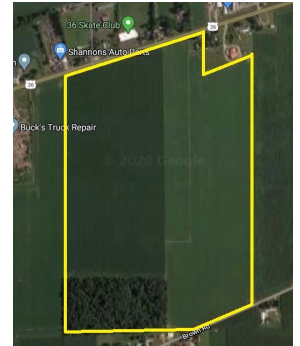
Washington Twp, Miami County

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



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Great location! 1mile west of Piqua on U.S. Rt. 36 with front-age on U.S. 36 & Brown Rd.



Terms: \$10,000.00 down the day of auction in certified funds w/balance at closing. Closing held on or before 45 days. Have finances ready, selling with immediate confirmation. Possession for farming purposes only shall be granted upon receipt of down payment along with removal of fall crop. Sellers will retain rent from 2020 crop year. Closing held on or before December 1, 2020. All information was derived from sources believed to be correct but not guaranteed. Dimensions are approximate. Buyer needs 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.

whalenauction.com

SOIL TYPES
Crosby Silt Loam +
Brookston Silty Clay Loam

WHALEN REALTY & AUCTION LTD
Auctioneers: John & Jason Whalen, Mike Murry
419-875-6317, 419-337-7653
Information reliable but not guaranteed