

# 82 Acre Farm Auction

59 Acres Tillable—23 Acres Wooded Recreation Ground

58.51 Acres Tillable

1.3 Acres CRP until 2027

7 Acres CRP until 2022

Annual CRP Payment

\$1,471.00

Directions: NE of Montpelier on US 20A to Co Rd 17 North

82.62+/- Acres

Rd. N-30

**Thursday, Oct 22, 11:00 AM**

Co. Rd. 17

Auction Held At

Quality Inn

13508 St Rt 15

Montpelier, OH 43543

Madison Township

Williams County, OH

Kunkle

Kunkle

Auction

Holiday City

Auction Site

Montpelier

Montpelier

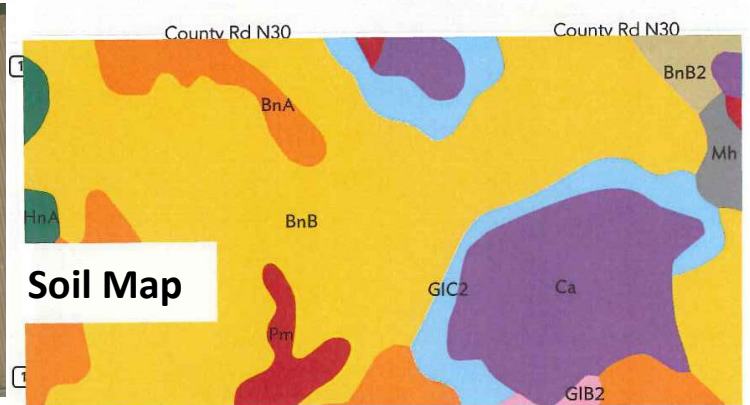
**Corner of Co Rd 17 and N-30**

**Montpelier, OH Owners: Walter H Lange Trust**

WHALEN REALTY & AUCTION—AUCTIONEERS: JOHN & JASON WHALEN AND MICHAEL MURRY

**Great opportunity to own productive farm ground and 23 acres of hunting and recreation ground.**

Tax Parcel 102-120-00-006-000  
Taxes Year \$2,115.64  
Madison Township  
North Central Schools  
Soil Types—Primarily Blount Loam, Carlisle Mock



# **Thursday, Oct 22, 11:00 AM** **82 Acre Farm Auction** Corner of Co Rd 17 & N-30

**AUCTIONEERS: John & Jason Whalen, Michael Murry**  
419-337-7653 419-875-6317  
[whalenauction.com](http://whalenauction.com)

**Owner: Walter H Lange Trust**

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. 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.