

# 40 ACRE FARM/HOME & PERSONAL PROPERTY AUCTION

~INCOME PROPERTY~

SATURDAY APRIL 14, 2018 @ 10A.M.

5383 COUNTY ROAD U4, LIBERTY CENTER OH 43532

Located 1/2mi. North of Liberty Center on St Rt 109 to Co. Rd. U East  
1 1/2mi. to Co. Rd. 5B North 1/2mi. to Co. Rd. U4.

Real Estate offered 1<sup>st</sup> @ 10am

## 40+/- ACRES-2 STORY HOME-BUILDINGS

Tax parcel: 30-200036-0000, Washington Twp, Henry County  
Taxes: \$1,746.62 per year  
Lot size: 1318.57' Frontage on Twp Rd. U4 & 1330' Frontage on Co. Rd. 5. 40+/- Acres  
Sq. Ft. 1276  
Built: 1900

**Open: Tuesday April 3 from 5-6:30p.m.  
Or shown by appointment, call auctioneer.**



### Main Floor

Kitchen: 14' x 18'  
Living Room: 15 1/2' x 14'  
Bedroom: 15' x 12' Double closet  
Office: 7 1/2' x 18'  
Full Bath: 10' x 10 1/2' New tub & shower in 2016  
Utility Room: 8' x 10' Elevator access to basement

### Upstairs

Bedroom: 11' x 13'  
Bedroom: 13' x 13' Double closet  
Foundation: Basement (Resealed basement walls, new tile around footer in 2012, in 2017 removed ramp & repaired basement wall, resealed wall)  
Heat/Air: Fuel oil forced air furnace with central air & heat pump, wood burner assist. (New heat pump/air installed 2009)  
Roof: Asphalt shingle  
Exterior: Vinyl (New siding & shutters in 2012, new eaves in 2012 & 2015)  
Electric: 100amp, Tri-County  
Water: Dug well, located east of house, additional cistern type well SE of house for buildings  
Sewer: Septic, drain west of house, exterior perimeter drains NW corner of house.  
Water Heater: 52gal. electric  
Windows: Wood, aluminum storms  
Driveway: Gravel  
Schools: Liberty Center  
Extras: New deck off back of house., whole house fan.

**Owner-Betty Noaker**

### BUILDINGS

4 Car Detached Garage: 20' x 40',  
Horse Barn: 36' x 50' Has water  
Machinery Shop: 52' x 80' 12' electric overhead door, water, 1/3 building has concrete floor with 17' x 38' heated workshop, propane forced air heat with newer furnace in 2014..

**Auctioneers: John & Jason Whalen, Mike Murry**  
**419-875-6317, 419-337-7653**  
**www.whalenauction.com**

Information herein deemed reliable but not guaranteed

**WHALEN**   
**REALTY & AUCTION, LTD.**



# FARM INFORMATION

Tillable: 34.79+/- Acres  
 Soil Type: Mixture of Colonial, Granby & Ottokee Sands  
 Wooded: Approx. 5 acres

# WHALEN WHALEN REALTY & AUCTION, LTD.

## INCOME TOWER:

Currently rents at \$1,045.00 per month with 3% annual increase through Diamond Communication.

“Ground lease commencement date 8-14-2009

There is an initial term of 5 years and there are 10 (ten) 5-year renewal terms”

**40+/- Acres** with 5 acres of woods- For the Farmer/Rancher or Entrepreneur! This property includes a tower that generates \$12,000 + a year with 3% annual increase. Enjoy horses, live stock & 3 large buildings with heated shop area to house your large toys. The 2 story home with 1276 sq. ft. is immaculate with lots of upgrades! So much to offer! See [whalenauction.com](http://whalenauction.com) for photos, farm information & video. Must See Property!



**Terms:** \$10,000 down the auction in certified funds w/balance at closing. Closing held on or before 45 days. Have finances ready, selling with immediate confirmation “as is” “where is”. No Buyer’s Premium. Possession of farmground upon receipt of down payment for farming purposes. Possession of home & buildings are 30 days after closing. Announcements made the day of the auction take precedence over printed materials. All information on this flyer was derived from sources believed to be correct but not guaranteed.