

**41 +/- ACRE FARM - REAL ESTATE AUCTION
WEDNESDAY APRIL 25, 2018 @ 11:00 A.M.
4485 RUDOLPH ROAD, NORTH BALTIMORE, OH 45872**

Located: 2 Miles north of North Baltimore on Rudolph Rd. or ½ mile west of Exit 171 from I 75 on Cygnet Rd to 1½ miles south on Rudolph
41+/- ACRES ~ 1 STORY HOME ~ POND

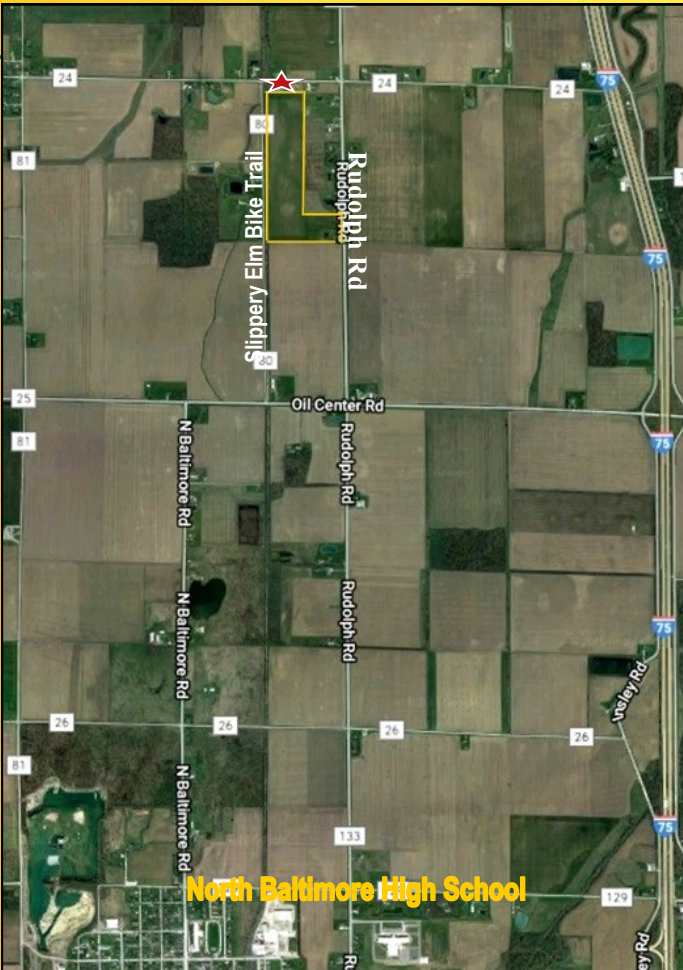
Auction held on site

**Open: Tuesday April 10 from 5-6:30p.m.
Or shown by appointment, call auctioneer.**



HOBBY FARM OPPORTUNITY!

Perfect location!! Property adjoins the Slippery Elm bike trail that connects Bowling Green & North Baltimore and only 2 miles from I75 exit 171 Cygnet. 2½ miles north of North Baltimore High School. Perfect for hobby farm, horses & hay. Home is currently rented at \$725/mo. Purchaser will contain all 2018 farming rights.



- Tax Parcel: F22-310-140000008000, Henry Twp, Wood Co.
- Taxes: \$2,868.60 / 6 Months
- Lot Size: Approx. 424' Frontage on Rudolph Rd
Approx. 2450' Along Bike Trail
- Sq. Ft.: 1,120
- Built: 1972
- Family Room: 14' x 17'2" Carpet, Ceiling Fan
- Kitchen: 10' x 22' Eat In, Linoleum, dishwasher
- Bedroom: 10'2" x 10' Closet, Carpet
- Bedroom: 10' x 11' Closet, Ceiling Fan, Carpet
- Bedroom: 14' x 10'6" Closet, Carpet
- Utility Room: 7' x 8'3"
- Full Bath: 4'11" x 14" Tile
- Garage: 2 Car Attached
- Foundation: Crawl, Access Outside Back of Home
- Exterior: Vinyl Siding
- Windows: Wood
- Roof: Asphalt Shingle
- Electric: 200amp, American Electric Power
- Water: Well
- Sewer: Septic
- Heat / Air: Propane Forced Air, in Crawl, Central Air
Propane rented from Prism Propane
- Water Heater: 40gal. Electric
- Driveway: Gravel
- Schools: North Baltimore
- Extras: Pond

Owner - Luana J. Hess



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

Information herein deemed reliable but not guaranteed

FARM INFORMATION

**Tillable: 38.16
Soil Type: Mixture of Hoytville & Nappanee**

Terms: \$7,000 down day of 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 house upon renter's rights. Possession of farm upon receipt of down payment for farming purposes. 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.

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