



To Be Sold At Public Auction 40 Acres of Pristine Woods

*Rare Find To Be Offered in Two 20 Ac
Tracts and As One Parcel
Beautiful Mature Woods and Pines*

**Wednesday, June 13th, 5:00 PM
Sec 15 Washington Twp, Liberty Center, OH**

Location: In Sec 15, Washington Twp, Henry County on Co Rd 4 between Co Rd V & Co Rd W.
Directions: 4 miles NE of Liberty Center SH 109 to Co Rd V, east to Co Rd 4, north to parcel.



**Auction to be Held at Whalen Auction
Building 8020 Manore Rd, Neapolis, OH
(gps Grand Rapids, OH 43522)**

Tract 1—20 Acres All Woods—660' x 1320'
Tract 2—20 Acres All Woods—660' x 1320'
Tract 3—40 Acres Combination of Tracts 1 & 2
Year Taxes \$446.18
Parcel 30-1500240000
Liberty Center Schools
Henry County Ohio
Seller to Provide New Survey

WHALEN WHALEN
REALTY & AUCTION, LTD.

Owners: H Hobart Stevens Trust
Sara E Wade, Trustee

AUCTIONEERS—John & Jason Whalen, 419-875-6317, Michael Murry 419-337-7653

Information contained herein deemed reliable, but not guaranteed.

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Terms: \$5,000.00 down in certified funds each parcel (\$10,000.00 if purchasing 40 Acres) w/balance at closing. Closing held on or before 45 days. Have finances ready, selling with immediate confirmation. No Buyer's Premium. **Possession at 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. 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.

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REALTY & AUCTION, LTD.

216 E Linfoot
Wauseon, OH 43567