

117 +/-  
ACRES

REAL ESTATE  
FARM AUCTION

117 +/-  
ACRES

WEDNESDAY OCTOBER 3, 2018 @ 11:00A.M.

Farm Located at the corner of Defiance Pike(St Rt 281) & Solether Rd., Rudolph OH 43462



Auction Sponsored by and Held off Site @ Mid-Wood Inc.  
Located at 12965 Defiance Pike, Cygnet, OH 43413

**2 parcels as 1 Tract-Total 117+/- Acres  
Located at Defiance Pike (St Rt 281)  
Rudolph OH 43462**

**At corner of Defiance Pike & Solether Rd.**

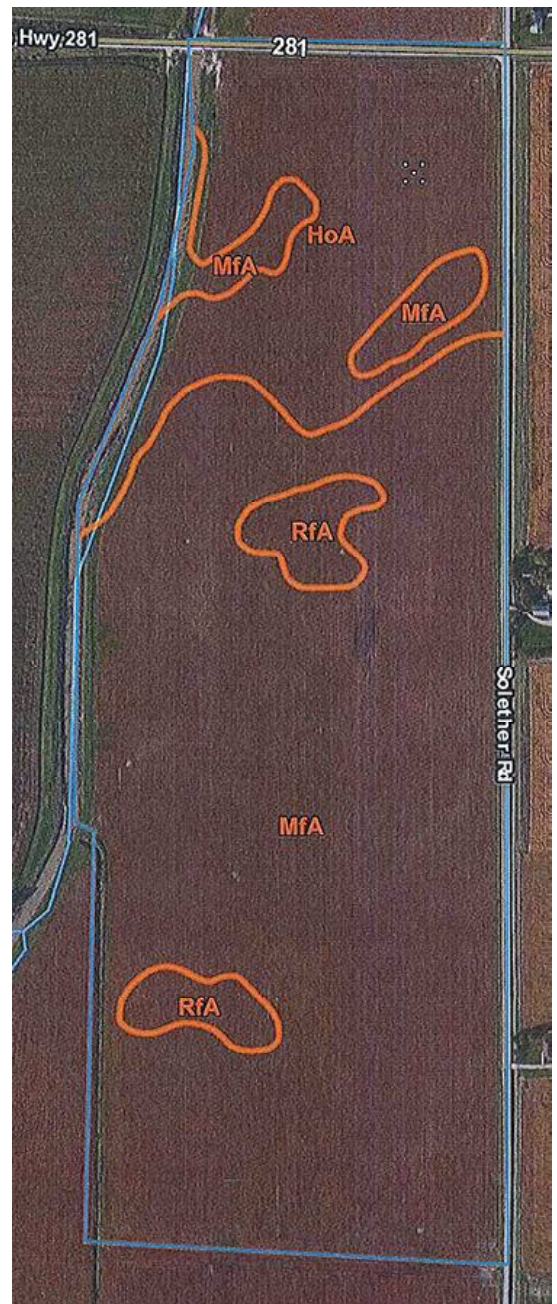
**Parcel:** S64-411-30000001000 &  
S64-411-300000063000  
Portage Twp, Wood County  
**Tillable:** 114.94 approximate  
**Soil:** Mostly MfA & HgA  
**Taxes:** \$5,752.19 per year  
**Schools:** Elmwood

**Well Tiled Farm-  
Seller Providing new Survey!**

117 +/- Acres-Highly productive farm with mostly Mermill soil with generous road frontage on Defiance Pike & Solether Rd.! 2.5 acres in the CRP filter strip until 2025, annual payment of \$507.00.

See [whalenauction.com](http://whalenauction.com) for drone video, photos and farm information.

Owner: T. Potter LLC



1  
1  
7  
+  
/  
-  
A  
C  
R  
E  
S

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

**AUCTIONEERS:**  
John & Jason Whalen, Mike Murry  
Office: 419-875-6317, 419-337-7653

email: [info@whalenauction.com](mailto:info@whalenauction.com)

Visit our web [www.whalenauction.com](http://www.whalenauction.com)

Information contained herein deemed reliable, but not guaranteed.

# WHALEN WHALEN

REALTY & AUCTION, LTD.

P.O. Box 550

Neapolis, OH 43547

REAL ESTATE

117+/- ACRES FARM AUCTION

WEDNESDAY OCTOBER 3, 2018 @ 11AM.

Farm Located at the corner of Defiance Pike &

Solether Rd., Rudolph OH 43462



**Terms:** \$10,000.00 down the day of 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 upon removal of fall crops. 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.

**AUCTIONEERS:**

John & Jason Whalen, Mike Murry

Office: 419-875-6317, 419-337-7653