

80+/- Acre Farm Auction Thursday, Nov 15, 11:00 AM

13587 Co Rd J
Wauseon, OH
Dover Twp, Sec 1

Directions: North of the turnpike on Co Rd 14 to Co Rd J, between Co Rd 13 & 14.

Auction Held At Fulton County
Fair Jr Fair Building.
St Hwy 108, Wauseon, OH

80+/- Acres

N



Co Rd 14

Co Rd J

Owner: James M Nofziger, Trustee

Nice productive farm with lots of Mermill soil and mixture of others. 9 acres of good recreation woods. This farm has been in Nofziger family for generations.

Terms: \$10,000.00 down 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. 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.

Information contained herein deemed reliable, but not guaranteed.

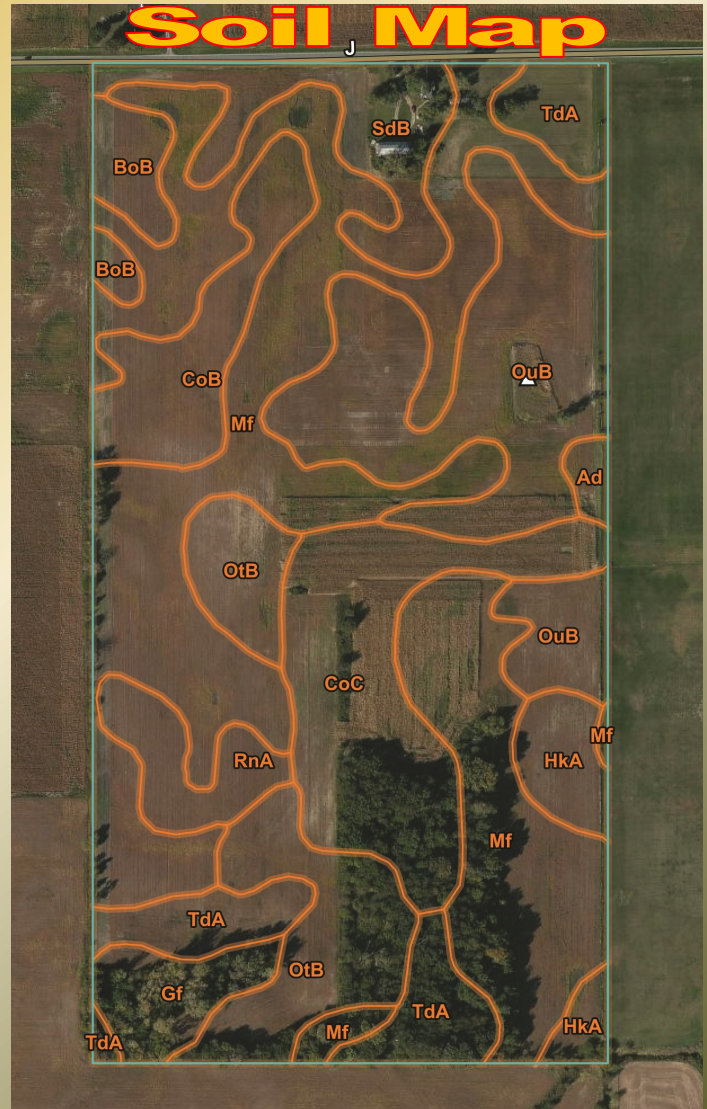
AUCTIONEERS—John & Jason Whalen, Michael Murry - Office 419-337-7653 or 419-875-6317

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13587 Co Rd J
Wauseon, OH

Corn Base 37.4 Acres—125 PLC Yield
Soybeans Base 24.3 Acres—35 PLC Yield
Wheat Base 1.60 Acres—24.3 PLC Yield
66.22 Tillable Acres

Soil Types - Mermill, Ottokee, Tedrow
Wauseon Schools
Year Taxes \$3021.82
Parcel 08-018432-00-000
Dover Twp, Sec 1



Auction

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