

AUCTION

295 ACRES BRIDGEWATER TWP WILLIAMS COUNTY

Auction Held at Quality Inn
(13508 St Rt 15, Montpelier, OH),
Exit 2 Ohio Turnpike on SH 15.

Wednesday
August 10, 10:00 AM

295+/- Acres To Be Offered in 2 Tracts

Tract 1—157.27 Acres with frontage on St Rt 576 and Co Rd Q. To include 17058 St Rt 576, a 1578 sq ft, 3 bedroom, 2 bath ranch home built in 1920. 147.36 Tillable Acres and 6.9 Acres of Woods; Soil Type Mixture of Blount, Millgrove, Pewamo.

Tract 2—138 Ac in Sec 26 Bridgewater Twp with frontage on the corner of St Rt 576 and Co Rd Q. 96.97 Tillable Acres and 36.57 Acres of Woods; Soil Type Mixture of Blount, Landes, Pewamo.

Farms located on St Rt 576, 4 miles north of Montpelier, OH. Section 23 & 26 Bridgewater Twp.

Owners: Doris A. Bible Trust
Roger L. Bible/Linda K. Mick
Co Trustees

**** 17058 St Rt 576 Open for Inspection ****
Wednesday, August 3rd, 5:00 - 6:30 pm or shown by appointment, call auctioneer.



Terms: \$20,000.00 down each tract in certified funds w/balance at closing. Closing held on Sept. 21, 2016. Have finances ready, selling with immediate confirmation. No Buyer's Premium. Possession at closing or after current growing crop removal. 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.

Tract 1— Parcel— 093-230-00-010.000 Taxes Per Year \$827.16 — Parcel— 093-230-00-012.000 Taxes Per Year \$5798.88—Parcel— 093-230-00-011.000 Taxes Per Year \$1001.00—
A total of \$7,627.04 Per Year

Tract 2—Parcel 093-260-00-003.000 Taxes Per Year \$3,923.10
North Central Schools

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

WHALEN *WHALEN*
REALTY & AUCTION, LTD.

TRACT #1—157.27 ACRES



17058 St Rt 576



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TRACT #2—138 ACRES



216 E Linfoot
Wauseon, OH 43567

295+/- Acre Farm Auction
Bridgewater Twp