

98.3966 ACRES- Selling 3 Parcels As 1 Unit

REAL ESTATE FARM AUCTION

WEDNESDAY DECEMBER 5, 2018 @ 11:00A.M.

FARM LOCATED: At the corner of Defiance Pike (St Rt 281)
& Milton Rd.

AUCTION HELD AT: CUSTAR AMERICAN LEGION
9155 Custar Rd, Custar, OH 43511

Parcel: K40-409-210000020000
K40-409-210000019000
K40-409-21000002200

MILTON TWP, WOOD COUNTY

Acreage: 98.3966 Total

Tillable: 96.01 Acres

Lot Size: 1995' Frontage on Milton Rd.
1,482.13 Frontage on St. Rt. 281

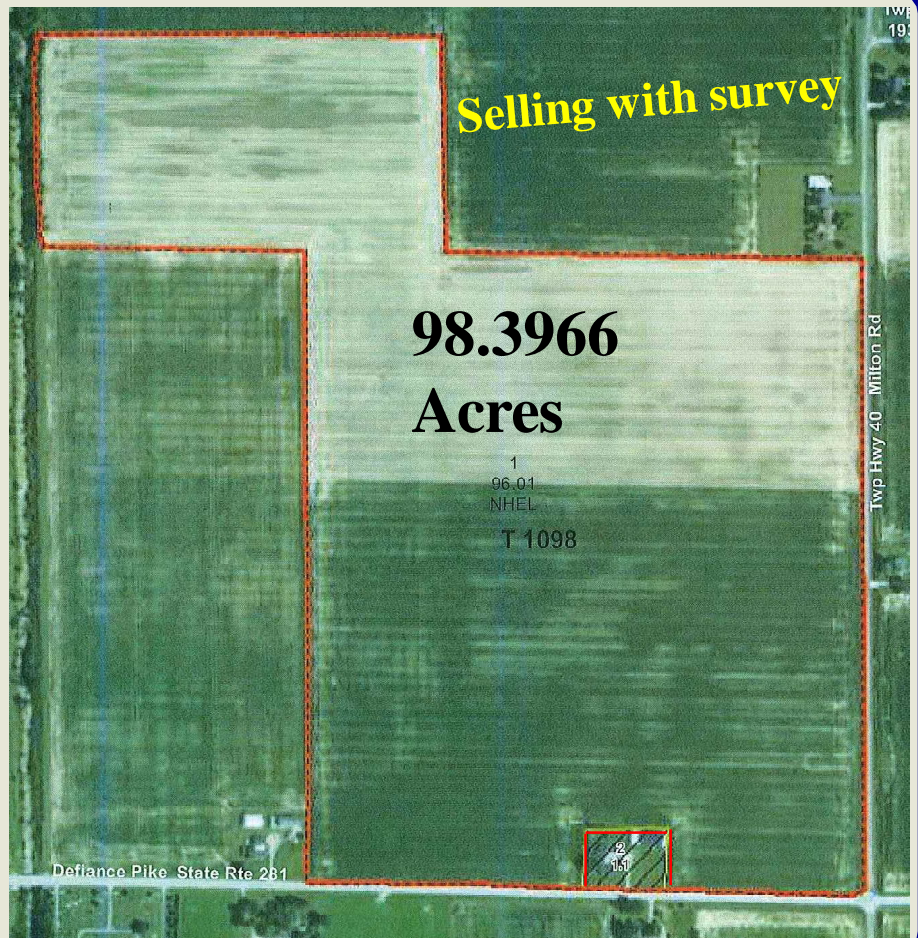
Taxes: \$4,324.46 Total per year

Schools: Bowling Green

Soil types: Mostly HgA

Owners: James R & Rosanne M Maas,
Pleasant Real Estate LLC II

Corn Base- 46 Acres- PLC Yield 152
Wheat Base- 7 Acres-PLC Yield 65
Soybeans- 43Acres- PLC Yield 46



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Terms: \$10,000.00 down the day of the auction in certified funds w/balance at closing. Closing held on or before 45 days. Possession upon down payment and removal of fall crop. Have finances ready, selling with immediate confirmation "as is" "where is". No Buyer's Premium. Any other announcements, terms or conditions made the day of the auction take precedence over printed materials. All information was derived from sources believed to be correct but not guaranteed. Buyers need to rely entirely on their own judgment and inspections of property records. Selling by the acre to establish price.

WHALEN *WHALEN*
REALTY & AUCTION, LTD.

AUCTIONEERS:

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Information contained herein deemed reliable, but not guaranteed.