

Multi Parcel Sale

Farm Ground Auction

DIRECTIONS: FARM LOCATED IN SEC 32, LIBERTY TWP ON CO RD S BETWEEN 11 & 12. JUST NE OF NAPOLEON, OH, HENRY CO.

Soil Types: Primarily Kibbie Loam and Lenawee Loam

37.43+/- Total Acres

Tract 1

18.5 Acres

629' Frontage

Tract 2

18.5 Acres

442' Frontage

**Tract 3
Combination
of Tracts 1 & 2**

**37.43+/- Acres Co Rd S
Liberty Center, OH
WEDNESDAY, APRIL 17, 5:00 PM**

**Get Prepared! Property offered in 3 tracts;
buy 18 acre hobby farm or entire 37 acres.
Great tillable soil with creek and recreation
10+/- acres woods.**

Owner: Leon Panning

Terms: \$3,000.00 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 for farming upon receipt of down payment. All other use 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.

**Auction Held at Liberty Center
Fire Hall T-315 County Road 8,
Liberty Center, OH 43532**

Tract 1 - 18.5 Acres (629' Frontage)
Tract 2—18.5 Acres (442' Frontage)
Tract 3—Combination of 1 & 2
(whichever brings highest price)
Liberty Center Schools
Year Tax \$1,371.82
Parcel 26-320024.0000

WHALEN 
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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216 E Linfoot
Wauseon, OH 43567