

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

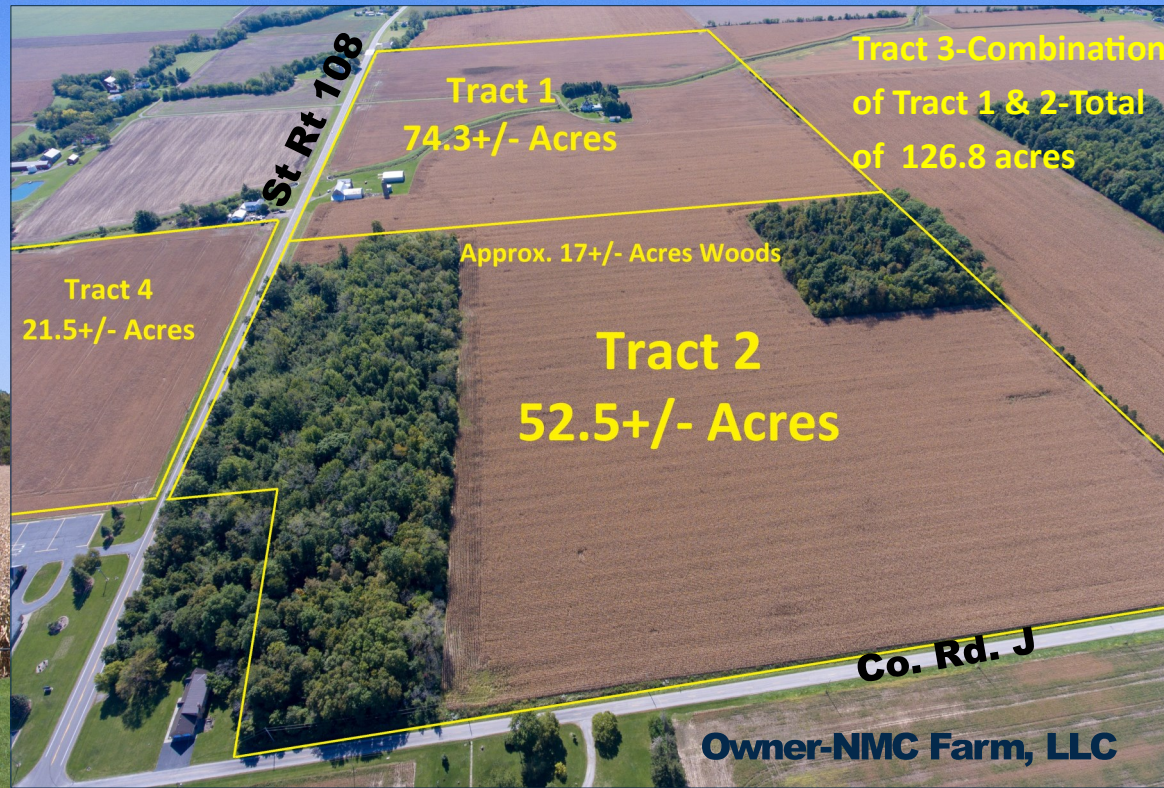
**148.3+/- Acres-Real Estate Farmland Auction**  
**I-539 State Route 108, Holgate OH 43527**  
**Personal Property-Toys-Collectibles**

Real Estate offered @ 10am followed by contents.

Open for Inspection: Wed. Oct. 27  
from 5-6:30pm.,  
or shown by appointment.



**Flatrock Twp**  
**Henry County**



Tax Parcels 08-240038.0000,  
08-240036.0000, 08-240028.0000,  
Flatrock Twp, Henry County.  
Taxes to be determined  
Schools Napoleon  
Mostly HoA & HcA soil



**Tile Map Provided**  
**Seller providing new survey**

**Wednesday November 3, 2021 @ 10am.**

# Real Estate FARMLAND Auction Personal Property-Toys-Collectibles Wednesday November 3, 2021 @ 10am. 148.3+/- Acres Farmland

**WHALEN**  
REALTY & AUCTION, LTD.  
P.O. Box 550  
Neapolis OH 43547



Tract 1 has 2 story farm house, barns & buildings.



**HOLGATE OH**

**Tract 1 – 74.3+/- acres**  
**Tract 2 – 52.5+/- acres**  
**Tract 3 – Combination of Tract 1 & 2-total 126.8+/- acres**  
**Tract 4 – 21.5+/- acres**

**Flatrock Twp, Henry County**

**Terms:** \$15,000 down on each tract the day of auction in certified funds with balance at closing. Closing held on or before 40 days. Have your finances ready, selling with immediate confirmation “as is where is”. No buyer’s Premium! Possession of house is at closing. Possession of farmland upon receipt of down payment for farming purposes. Announcements made day of auction take precedence over printed materials. All information was derived from sources believed to be correct but not guaranteed. Dimensions are approximate. Buyers need to rely entirely on their own judgement and inspections of property records.

[whalenauction.com](http://whalenauction.com)



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**Mike Murry**