

REAL ESTATE AUCTION

Directions: Co Rd 04 west of St Rt 65.

Henry County Properties Auction
Held at

Monroe Twp Community Bldg
8-865 Co Rd K2
Malinta, OH 43535

Henry Co Ohio - 6 Tracts
Prime Farmground
Wednesday, December 14, 11:00 AM

Sec 21

Damascus Twp

Tract #6

Temp Rd 04

Offered Separate & All Together

21.5 Acres

Owners:
Hutcheson Farms

Tract 6—21.5 Acres, Co Rd 04

Tax parcel 33-210026-0000
Soil Types Millgrove, Mermill
Year Taxes \$553.80
Approximate Dimensions 963' Frontage on Co Rd 04
Napoleon Schools

Terms: Tract #1 \$20,000 down; Tracts #2-4 \$10,000 each tract; Tract #5 \$40,000; Tract #6 \$10,000 the day of the auction in certified funds w/balance at closing. Closing held on or before 45 days. Have finances ready, selling with immediate confirmation "as is where is". No Buyer's Premium. Possession at time of down payment for farming purposes only. 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 judgement and inspections of property records. Announcements made the day of the auction take precedence over printed material.

WHALEN WHALEN
REALTY & AUCTION, LTD.

WHALEN REALTY & AUCTION, LTD.
Auctioneers: John & Jason Whalen, Mike Murry
419-875-6317, 419-337-7653 www.whalenauction.com
Information herein deemed reliable but not guaranteed

AUCTIONEERS



John Whalen



Michael Murry



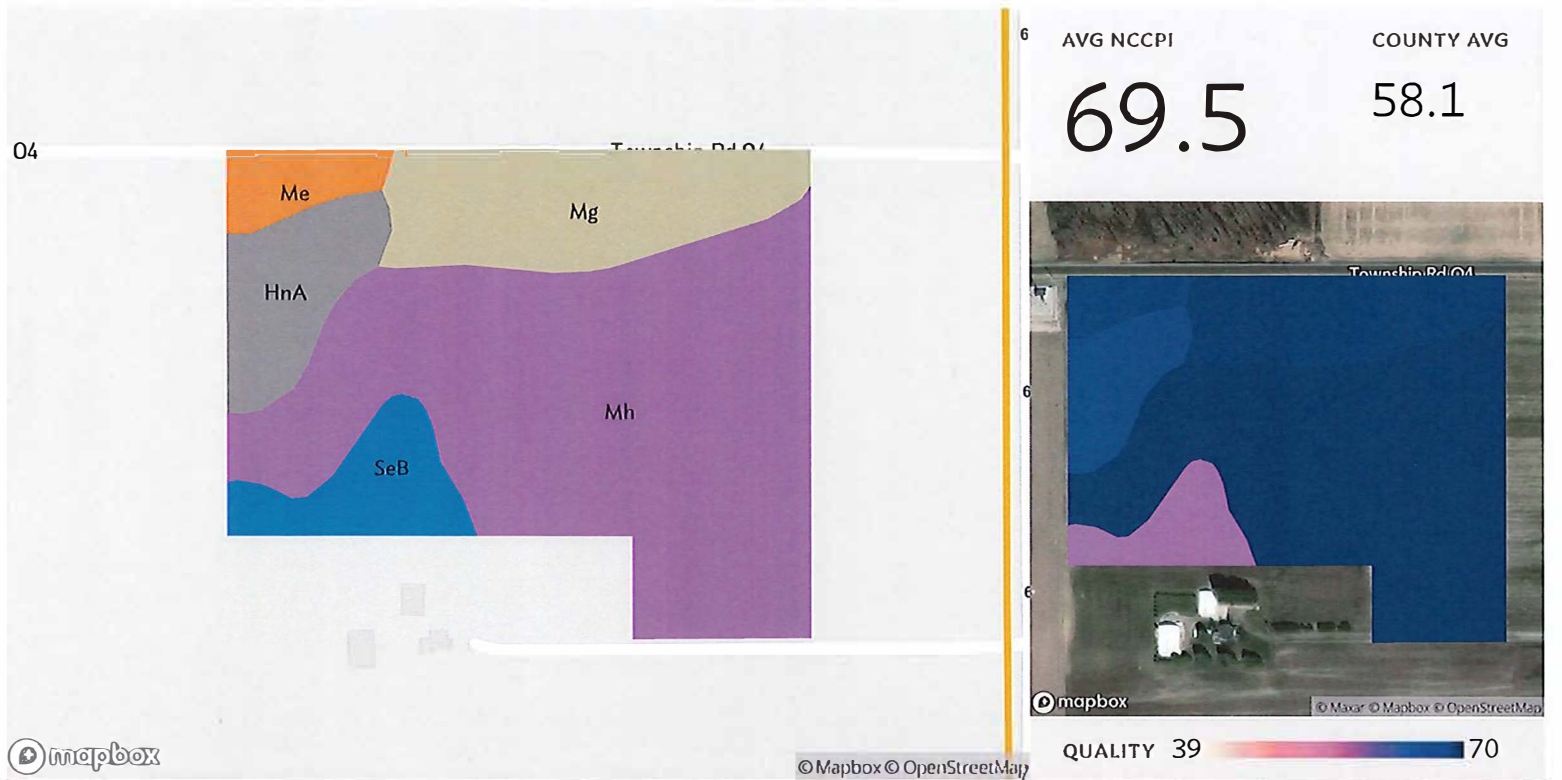
Jason Whalen

419.875.6317 419.337.7653



5 fields, 113 acres in Henry County, OH

TOWNSHIP/SECTION 5N 8E - 21, 27, 34, 35



Source: NRCS Soil Survey

Field 5

15 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI	
Mh	Millgrove loam	9.30	61.1%	2	72.6	
Mg	Mermill loam, stratified substratum	2.74	18.0%	2	68.4	
HnA	Haskins fine sandy loam, stratified substratum, 0 to 2 percent slopes	1.39	9.1%	2	63.8	
SeB	Seward loamy fine sand, stratified substratum, 2 to 6 percent slopes	1.18	7.7%	2	56.8	
Me	Mermill loam	0.62	4.1%	2	65.2	
					15.23	69.5



Henry County FSA Office
 2254 North Scott Street
 Napoleon, OH 43545-1092
 Phone: (419) 592-2926
 Fax: (855) 841-6788

Tract 6 & 7

Farm: 182
 Tract: 1352

Print Date: 9/28/2018



1 inch = 400 feet

All of the below are true unless otherwise indicated:

All crops=Non-Irrigated
 All crops used for grain
 Wheat=SRW
 Corn=Yellow
 Soybeans=COM

Legend

- CLU Boundary
- Wetland Determination Identifiers**
- Restricted Use
- ▽ Limited Restrictions
- Exempt from Conservation Compliance Provisions
- HEL Highly Erodible Land Determination
- NHEL Not Highly Erodible Land Determination
- UHEL Undetermined Highly Erodible Land Determination
- CRP Conservation Reserve Program

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