

Wednesday December 6 2023, 11AM

Real Estate Farmland Auction



**Property Location - County Road Y, Section 30
New Bavaria, OH 43548**

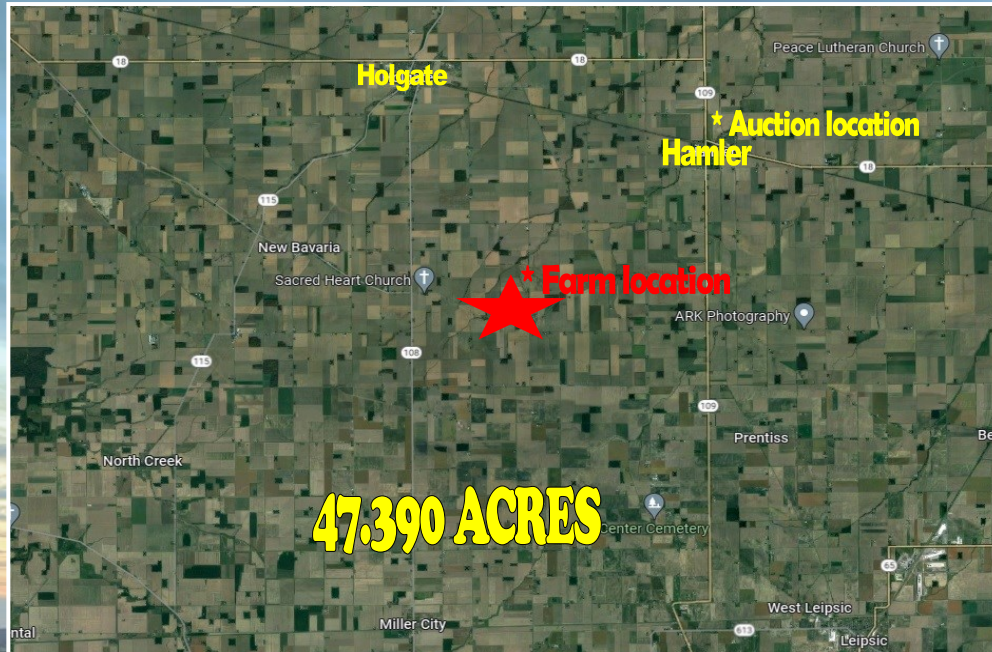
**Auction Held at
Hamler American Legion
350 Randolph St.
Hamler, OH 43524**

WHALEN WHALEN
REALTY & AUCTION, LTD.

47.390 ACRES FARMLAND AUCTION

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

AUCTION



47.390 ACRES

*Farm Located on
County Road Y
New Bavaria, OH 43548
Between Co. Rd. 12 & 12A*

**Henry County
Marion Township**

*Highly Productive Soil
Hoytville Silty & Clay Loam*

46.4 Acres Tillable

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Hamler American Legion
350 Randolph St.
Hamler, OH 43524**

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December 6 2023 at 11AM**

Tax Parcel #15-300018.0000, Henry Co.
Marion Township, Section 30
Taxes \$1,301.74 / Year
Patrick Henry Schools
Lot Size 47.390 Acres
Farm is Mostly HV & NTA Crops

	Base	PLC Yield
Wheat	8.40	69
Corn	11.3	133
Soybeans	26.70	44



John Whalen Jason Whalen Michael Murry
419.875.6317 419.337.7653

Terms: \$4,000.00 down in certified funds w/balance at closing. Closing held on or before 40 days. Have finances ready, selling with immediate confirmation "as is where is." No Buyer's Premium. Possession at Closing. 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. Announcements made the day of the auction take precedence over printed materials.

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Owner: Jeff Bishop

whalenauction.com