

# Auction

Wednesday, January 24th, 11:00 AM

141.5+/- Acres

Adrian St

Co Rd H

52 Acres

Tract #3

Tract #2

40 Acres

WHALEN  
REALTY & AUCTION, LTD.

Prime Poductive Farmground SOLD in 4 Tracts  
Delta, OH - York Twp - Village of Delta - Fulton County

Tract #3—40 Acres+/-

Co Rd H across from Delta Reservoir

Parcel 29-056176-00.000

23 Acres Tillable

Soil Types Haskins, Rimer, Sloan soils

18 Ac Recreation Woods or Building Lot Potential

Tract #4—Combination of Tracts 2 & 3

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Auction Held at Fulton Hall

The Fulton County Fairgrounds

8687 St Rt 108

Wauseon, OH 43567

Tract #2—52 Acres+/-

In city limits on Adrian St

Approximately 42.27 Tillable Acres

Soil Type Blount, Bixler, Mermill, Sloan Clay Loam

Frontage on N. Taylor. Nice Recreational Woods

on Bad Creek, Parcel 31-060868-00.000

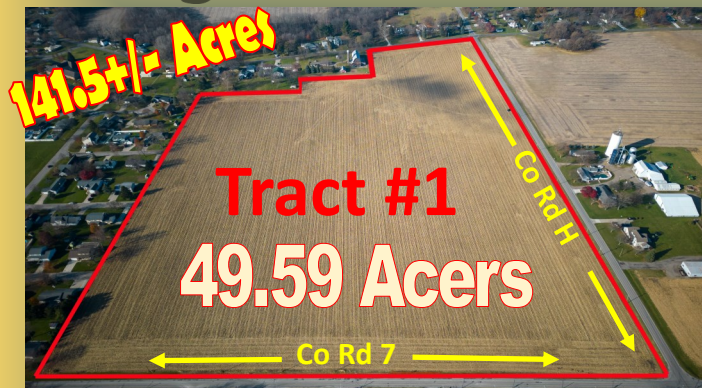
WHALEN REALTY & AUCTION, LTD.

Auctioneers: John & Jason Whalen, Mike Murry

419-875-6317, 419-337-7653 [www.whalenauction.com](http://www.whalenauction.com)

Information herein deemed reliable but not guaranteed

# Farmground Auction



## Tract #1—49.59 Acres+/-

Frontage on Co Rd H and Co Rd 7 just out of the city limits.

Parcel 29-056176-01-000

Year Taxes \$1130.64 (CAUV)

Soil Type Primarily Mermill, Nappanee, Tedrow Sand

Over 1990 Ft frontage on Co Rd H and over 1000' on Co Rd 7

47.27 acres tillable

See [whalenauction.com](http://whalenauction.com) For Upcoming Auctions!

**Terms:** \$10,000 down each tract the day of the auction 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 for farming purposes only upon receipt of downpayment. 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 materials.

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

## Offered in 4 Tracts

Owner: Judy Weaver, Trustee  
Dan McQuade Attorney

## AUCTIONEERS



**John Whalen**



**Michael Murry**



**Jason Whalen**

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