

Real Estate Farmland Auction

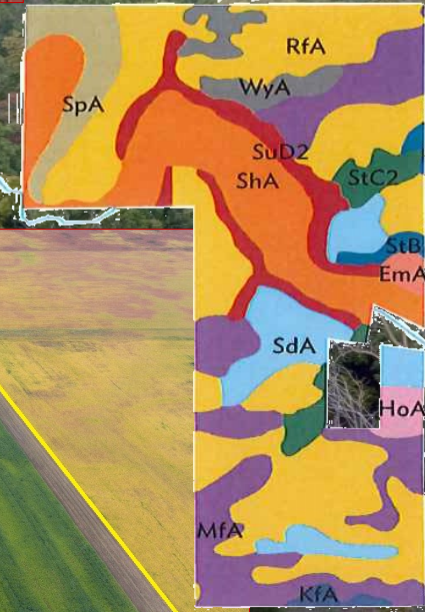
144.42+/- ACRES

Tuesday, November 12, 2019 @ 4:00 pm

22700 Poe Rd., Grand Rapids, OH 43522
Auction held on location.



WHALEN WHALEN
REALTY & AUCTION, LTD.



- Tract 1**- 50+/- Acres south of Poe Rd.
 - Tract 2**- 88+/- Acres- Great Recreational and Hobby Property.
 - Tract 3**- Home, buildings & pasture on 6.75+/- Acres.
 - Tract 4**- Combination of Tract 2 & 3, total of 94.75+/- Acres with farmland, home & buildings.
- *Seller providing a new survey.*

Wood County, Grand Rapids Twp
Parcels: E17-509-210000004000 & E17-509-160000007000
Grand Rapids Twp, Otsego Schools
Year Taxes: \$3,749.30 & \$1,554.44, TBD after auction

Tract 3- Home & buildings on 6.75+/- acres.

Age: 1900; 2 Story, Victorian
Sq. Ft: 2932
Exterior: Brick
Roof: Shingle
Windows: Vinyl replacement
Drive: Dirt/Gravel
Foundation: Full Basement (1466 Sq Ft)
Heating: Replaced furnace, propane heat
Electric: 100 amp breaker
Water/Sewer: Well, septic

Living Room : 19'7 x 12'1
Parlor: 12'5 x 12'
Kitchen: 21' x 13'11 Eat in , oak cabinets, linoleum & carpet
Full bath: 12'6 x 7'11
Utility 7'11 x 7'
Upstairs
Bedroom 11' x 10'
Bedroom 14' x 9'5
Bedroom 8'2 x 12'5
Bedroom 12'2 x 12'4
Bedroom 19'9 x 12'2
Pole Barn 60' x 40' built 1999
Pole Barn 46' x 36' built 1980
Grain Bin 10' x 12' 1980

Open House: Monday November 4 from 4:00-5:30pm.
Or shown by appointment, call auctioneer.

Terms: \$5,000.00 down in certified funds on each tract the day of the auction w/balance at closing. Closing held on or before 45 days. Have finances ready, selling with immediate confirmation. No Buyer's Premium. Possession on farm upon receipt of down payment and removal of fall crops. Possession of home is at closing. All information 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.

