ABSOLUTE REAL ESTATE AUCTION

THURSDAY APRIL 2, 2020 @ 11:00A.M.

Farm Located SE of 795 at Cummings Rd., 1 mile West of I-280, Millbury OH





Auction held at the Millbury Fireman's Rec Hall 28410 Oak St., Millbury, OH 43447

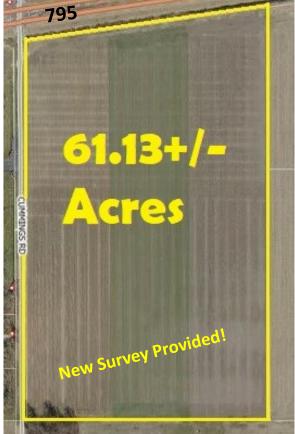
High Traffic Exposure-Prime Location
Productive Farm
Wood County- City Water



Auctioneers: John & Jason Whalen, Mike Murry 419-875-6317, 419-337-7653 info@whalenauction.com Information herein deemed reliable but not guaranteed

ABSOLUTE FARMLAND AUCTION WHALEN HALEN HAL

High traffic exposure for this productive farm in prime location.



No Buyer's Premium! whalenauction.com



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H28-712-210000008000, Lake Twp, Wood County Parcel:

\$3,995.82 per year Taxes: 61.13+/- Acres, Lot Size:

Approx. 1279.32' frontage on 795 & 2009.05' frontage on Cummings

Tillable: 59.66+/- Acres Soil Type: **Hoytville Clay Loam**

Schools: Lake

Water/Sewer: City water, sewer at south end of property,

contact N.W. Water & Sewer for information.

Gas: Columbia Gas, 2" steel, high pressure across the street. Owner: Marian Welling, **POA David Romaker**



Contact: Auctioneer/Realtor Jason Whalen 419-875-6317 iason@whalenauction.com

Terms: \$10,000.00 down in certified funds the day of the auction w/balance at closing. Closing held on or before 45 days. Have finances ready, selling ABSOLUTE to the HIGHEST BIDDER! No Buyer's Premium. Possession upon receipt of down payment for farming purposes only. 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.