

WHALEN WHALEN REALTY & AUCTION, LTD.

P.O. Box 550
Neapolis, OH 43547
www.whalenauction.com



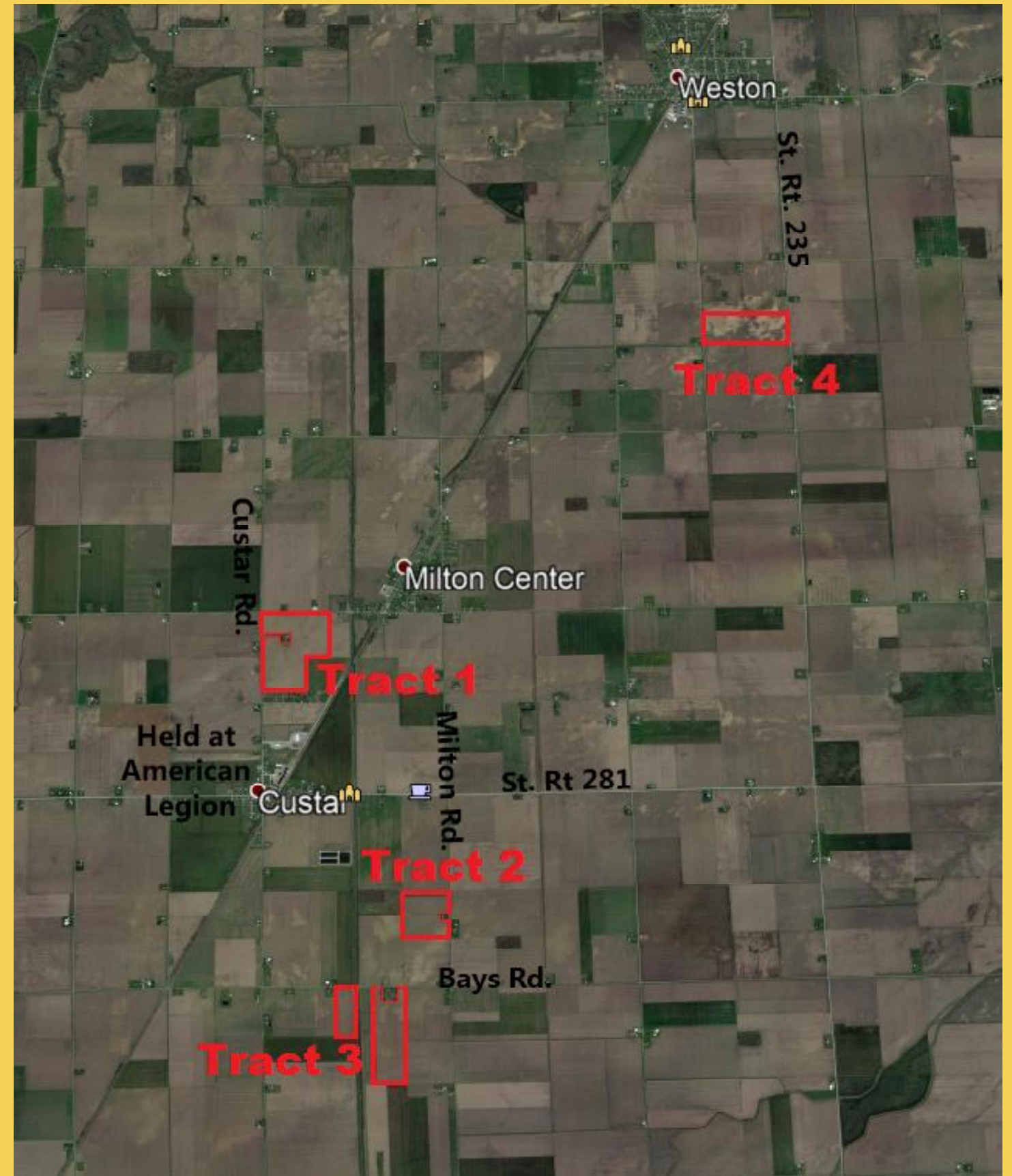
** 244.435 ACRES **
OFFERED IN 4 TRACTS
WED., NOV. 7 @11am.
REAL ESTATE FARM AUCTION
WOOD COUNTY

** 244.435 ACRES **
OFFERED IN 4 TRACTS
REAL ESTATE FARM AUCTION
WEDNESDAY NOVEMBER 7, 2018 @ 11:00a.m.

Farms Located in Milton Twp, Wood County

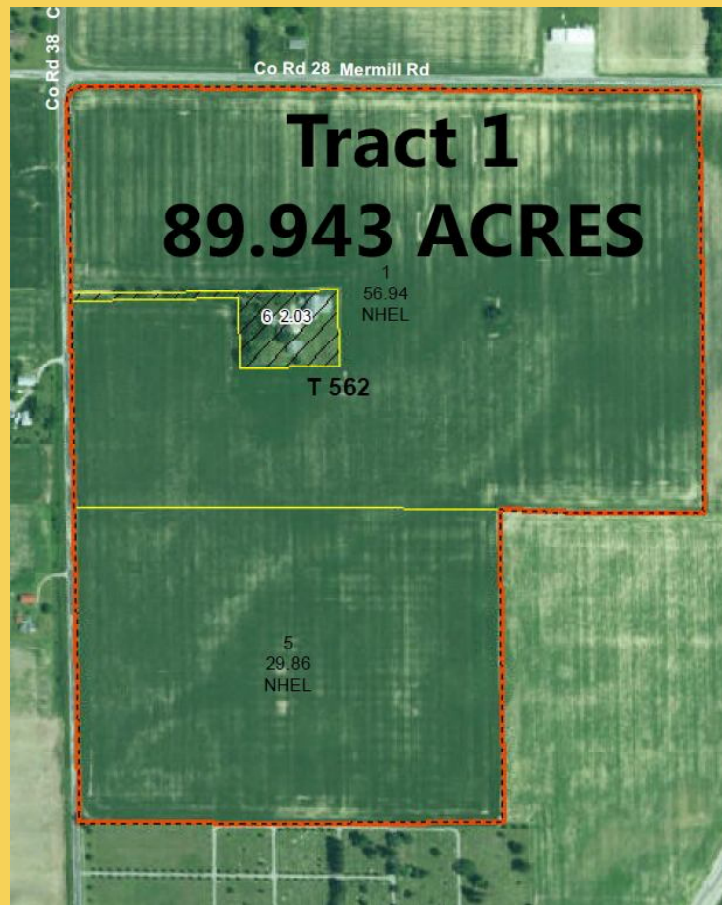
Auction held at the Cusstar American Legion
Located 9155 Cusstar Rd., Cusstar OH 43511

Terms: \$10,000 down each tract in certified funds w/balance at closing. Closing held on or before December 20, 2018. Possession at closing. Have finances ready, selling with immediate confirmation. No Buyer's Premium. All properties have gas & oil leases that expire 2019. New buyer to receive 2019 payment. Announcements and any other terms & conditions made the day of the auction take precedence over printed materials. All information was derived from sources believed to be correct but not guaranteed. Dimensions are approximate. Buyers need to rely entirely on their own judgment and inspection of property records. Seller providing new survey, selling by the acre to establish price.



See whalenauction.com
for farm information

Owner- Carol Baker, James Maas, Rosanne
Maas & Jane Culpepper
Known as RCMJ Farms



Seller providing a new survey!

**Tract 1- 89.943 Acres-
Located at Southeast
corner of Mermill Rd. &
Custar Rd.**

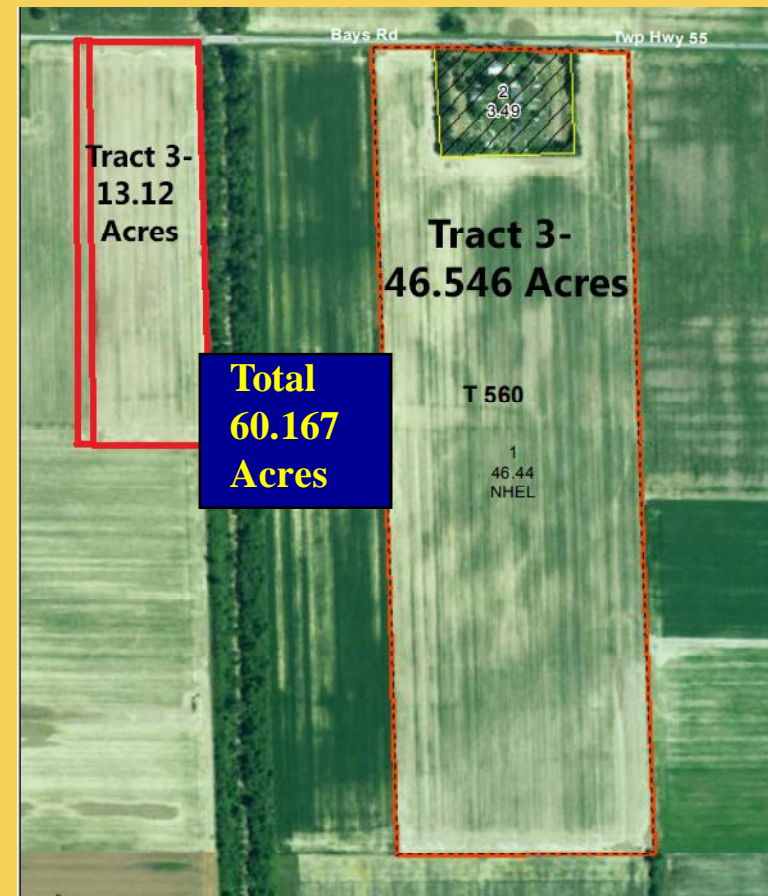
Consisting of 3 Parcels as 1 Tract

K40-409-210000005000
K40-409-210000003000
K40-409-210000004000.

Dimension: Approx. 1964' on Milton &
2309' on Custar Rd.

Tillable: 86.80 acres
Soil: Mostly MeA, RfA, HgA .
Taxes: \$2,997.00 per year.
Schools: Bowling Green

Corn Base- 36.93 Acres- PLC Yield 148
Wheat Base- 9.31 Acres-PLC Yield 65
Soybeans- 40-22 Acres- PLC Yield 45



Seller providing a new survey!

**Tract 3- 60.167 Acres-
Located on Bays Rd.,
between Custar Rd. &
Milton Rd.**

3 Parcels as 1 Tract.

K40-409-330000008000
K40-409-33000001000
K40-409-330000011000

Tillable: 58.69
Dimension: Approx. 816.31' frontage
x 2595'

Soil: Mostly HgA.
Taxes: \$2,404.88 per year.
Schools: Bowling Green

Corn Base- 5 Acres- PLC Yield 148
Wheat Base- 6.24 Acres-PLC Yield 65
Soybeans- 5.45 Acres- PLC Yield 45

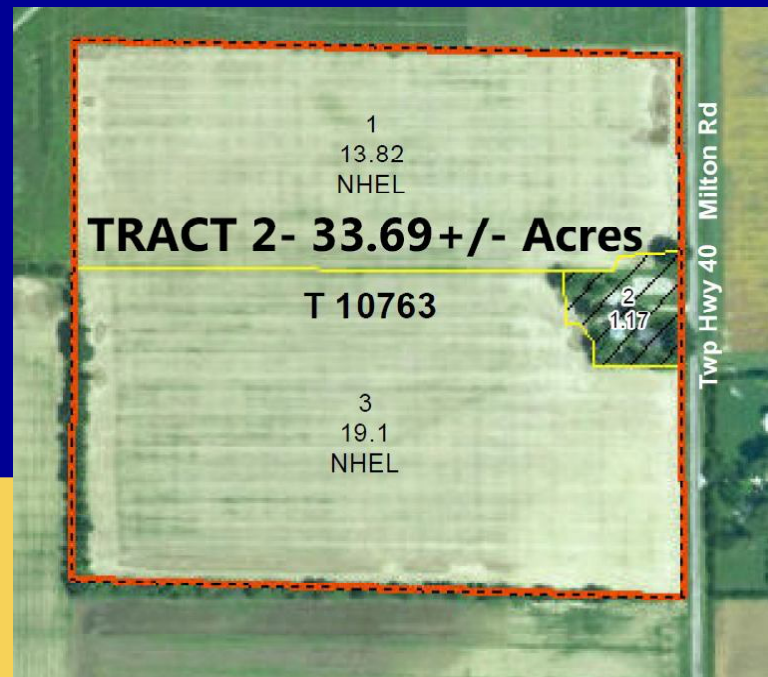
Tract 2- 33.69 Acres

Located on Milton Rd., 1/2mi. South of St Rt 281

Parcel: K40-409-280000019000
Dimension: 462.02' Frontage x 1325'
Tillable: 32.92 acres
Soil: Mostly HgA
Taxes: \$1,525.54 per year
Schools: Bowling Green

Corn Base- 16.30 Acres- PLC Yield 135
Soybeans- 16.30 Acres- PLC Yield 45

Seller providing a new survey!



WHALEN
REALTY & AUCTION, LTD.

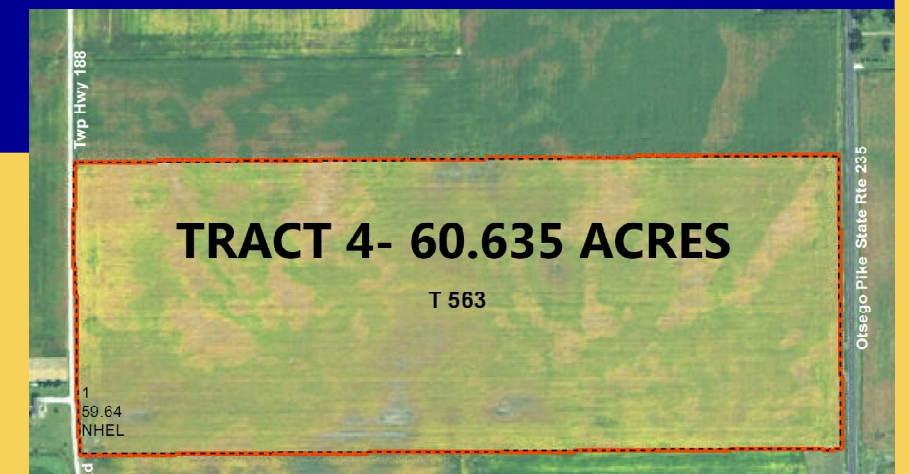
Information contained herein deemed reliable, but not guaranteed.

Tract 4- 60.635 Acres

Located between Van Tassel Rd. & Otsego Pike.

Parcel: K41-409-110000017000
Dimension: Approx. 980' frontage on both roads x 2628'
Tillable: 59.64 acres.
Soil: Mostly MfA & FfA
Schools: Otsego.

Seller providing a new survey!



AUCTIONEERS:
John & Jason Whalen, Mike Murry
419-875-6317 419-337-7653
email: info@whalenauction.com

Corn Base- 25.36 Acres- PLC Yield 148
Wheat Base- 6.40 Acres-PLC Yield 65
Soybeans- 27.63 Acres- PLC Yield 45