

DIRECTIONS: 1/4 MILE EAST OF ARCHBOLD ON CO RD C TO CO RD 21-3

Tract 2
68 Ac

Tract 4
4 Ac

Tract 1
101.04 Ac

Auction
Sat, Nov 10, 11 AM

Tract 3
COMBINATION OF TRACTS 1 AND 2

2626 Co Rd 21-3
Archbold, OH

Public Auction
Archbold, OH

173.05+/- Acres



Tract 4

SECTION 3 GERMAN TWP
FULTON COUNTY

2626 Co Rd 21-3

SATURDAY Nov. 10, 11 AM
AUCTION HELD ON SITE

Offered in 4 Tracts

AUCTIONEERS
John & Jason Whalen,
Michael Murry
Office
419-337-7653 419-875-6317

Terms: \$20,000.00 down in certified funds w/balance at closing on tracts 1, 2 & 3; \$3,000.00 down on tract 4. Closing held on about 40 days. Have finances ready, selling with immediate confirmation. No Buyer's Premium. **Possession for farm ground after fall crops are removed. Possession on house at closing.** Announcements made the day of the auction take precedence over printed materials. 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 judgment and inspections of property records. Any other terms & conditions will be announced the day of the auction and take precedence over printed material.



Public Auction

November 2018						
Su	M	Tu	W	Th	Fri	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

173+/- Acres
Offered in
4 Tracts

419-337-7653 or 419-875-6317

173.05+/- Acres

Farm Offered in 4 Tracts

TRACT 1—101.04+/- ACRES COMBINATION OF TAX PARCEL 15-026304-00 (73.15 AC) - 15-026336-00 (21.5 AC) - 15-026308-00 (6.39 AC). SOIL TYPES A COMBINATION OF LATTY AND FULTON LOAM. OVER 1500 FT FRONTAGE ON CO RD 21. TOTAL TAXES PER YEAR \$2173.96

TRACT 2—68+/- ACRES PART OF TAX PARCEL 15-026284-00 SOIL TYPES A MIXTURE OF LATTY AND FULTON LOAM WITH APPROXIMATELY 2200 FT FRONTAGE ON CO RD 21-3 AND 1200 FT ON CO RD C. TAXES \$1476.36 PER YEAR (APPROXIMATELY)

TRACT 3—169.04+/- ACRES A COMBINATION OF TRACT 1 AND TRACT 2

TRACT 4—HOUSE BUILDINGS AND 4 ACRES WITH 250 FT FRONTAGE. CONSISTING OF A SOLID 3 BEDROOM, 1 1/2 BATH, 2 STORY FARM HOUSE, 89X50 POLE BARN BUILT IN 1965, 68X103 METAL QUONSET BUILT IN 1974, 26X46 STORAGE BUILDING AND 18X29 HEATED SHOP. GREAT OPPORTUNITY TO OWN MINI FARM WITH BUILDINGS IN GOOD CONDITION. TAXES \$2626.08 PER YEAR



Auction Held On Site



House, Buildings & 4 Acres

OPEN HOUSE: TUESDAY, OCT 30TH, 5-6:30 PM OR SHOWN BY APPOINTMENT, CALL AUCTIONEER.



HOUSE INFORMATION

LIVING ROOM 22 x 19
KITCHEN 13 x 15 STOVE
BREAKFAST NOOK 8 x 6
DINING ROOM 12 x 15

BEDROOM 9 x 15 MAIN
BEDROOM 11 x 14
BEDROOM 9 x 12
BEDROOM 9 x 12 UP
BEDROOM 9 x 12 UP

FULL BATH MAIN
HALF BATH UP
GARAGE 26 x 30
3/4 BASEMENT
GAS FURNACE 2017

40 GAL. PROPANE GAS WATER HEATER
WATER SOFTENER OWNED
220 ELECTRIC
ARCHBOLD SCHOOLS
1948 SQ FT
BUILT 1900

2626 Co Rd 21-3

Archbold, OH

SATURDAY NOV. 10, 11 AM

AUCTION HELD ON SITE

Auction

*Owner: Beck Family Farm
Samuel Beck, Trustee
Brent Winzeler, Attorney*

AUCTIONEERS
John & Jason Whalen,
Michael Murry
Office

419-337-7653 419-875-6317

WHALEN WHALEN
REALTY & AUCTION, LTD.

Information contained herein deemed reliable, but not guaranteed.