

# 58.05+/- Acres FARMLAND AUCTION

**WEDNESDAY SEPTEMBER 30, 2020 @ 11a.m.**

**Liberty Twp \* Wood County \* Rudolph OH**

Farm Located on Rudolph Rd. with frontage on Rudolph and Bays Rd.

## Auction held

Rudolph Civic Center, 10109 Rudolph Rd.,  
Rudolph OH 43462



**WHALEN** WHALEN  
REALTY & AUCTION, LTD.

**whalenauction.com**

**Terms:** \$10,000.00 down the day of auction in certified funds w/balance at closing. Closing held on or before 45 days. Have finances ready, selling with immediate confirmation. Possession for farming purposes only shall be granted upon receipt of down payment along with removal of fall crop. Sellers will retain rent from 2020 crop year. All information was derived from sources believed to be correct but not guaranteed. Dimensions are approximate. Buyer needs 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.



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## Liberty Twp, Wood County

**WEDNESDAY SEPTEMBER 30, 2020 @ 11a.m.**

Opportunity to own 58 acres with generous frontage running along Slippery Elm Trail and only 2 miles to I-75 Cygnet Exit. Property has frontage on Rudolph Rd. and Bays Rd. Liberty Twp, Wood County! Selling both parcels for 1 price, Parcel # I32-410-35000001000 & I32-410-350000091000. Mostly HoA, RfA soils. Approximate 52 acres tillable. Taxes \$2,464.12 per year, Bowling Green Schools. See [whalenauction.com](http://whalenauction.com) for drone video & photos.

**Auction held at the Rudolph Civic Center,  
10109 Rudolph Rd., Rudolph OH 43462**



2  
12.34  
NHSL

8 0.28 NHSL 9 0.3 NHSL

3  
20.45  
NHSL

T 637

7 1.19 NHSL

10 2.28 NHSL

4  
15.89  
NHSL

Slippery Elm Trl

Rudolph Rd Twp Hwy 133

WHALEN REALTY & AUCTION LTD  
Auctioneers: John & Jason Whalen,  
Mike Murry  
419-875-6317, 419-337-7653  
Information reliable, not guaranteed

**[whalenauction.com](http://whalenauction.com)**



Property

I-75 Cygnet Exit

WHALEN   
REALTY & AUCTION, LTD.  
P.O. Box 550 Neapolis, OH 43547

**Rudolph OH**

**Owners: Linda Kay English, Cindy Lou Harleton, Jeri Ann McCabe,  
Tammy Gail Grim, Terry Dale Scoville**



John Whalen  
419-875-6317



Jason Whalen  
419-265-2019



Mike Murry  
419-262-6943