

FARMLAND | HOMESITES | RECREATION

LAND AUCTION



FULTON COUNTY
GORHAM & FRANKLIN TOWNSHIPS

THURSDAY, APRIL 3RD @ 6:00PM

Kissell Building, 509 N. Main St., West Unity, OH 43570

TRACT 2



TRACT 1



TRACT 3



TRACT 4



79± ACRES
OFFERED IN 4 TRACTS



UNITED EDGE
REAL ESTATE AND AUCTION CO., LLC

LIVE AUCTION WITH ONLINE BIDDING
UELANDAUCTIONS.COM



LAND AUCTION

Thursday, April 3rd @ 6:00 pm

OFFSITE AUCTION HELD AT:

KISSELL BUILDING

509 N. MAIN ST.,

WEST UNITY, OH 43570

Tract 1: 43.4± acres of mostly tillable farmland. Soil composition includes Blount Loam (Blo2B1) and Glynwood Loam (GnB2, GnC2). Located near the intersection of Fulton Co. Rd. 27 & Co. Rd MN.

Tract 2: 19.4± acres with approx. 16.8± acres currently in production. Predominantly Blount Loam (Blo2B1) and Glynwood Loam (GnC2) soil types. Located on the SW corner of Fulton Co. Rd. M and Co. Rd 26-1.

Tract 3: 5.5± acres with 3.5± tillable acres and 1.7± wooded acres. Located on the SE corner of Fulton Co. Rd. M and Co. Rd 26-1. Great building site close to Harrison Lake!

Tract 4: 11.0± acres with 9.6± tillable. Predominantly Glynwood loam (GnB2, GnC2, GnD2) with some Rawson sandy loam (RbB). Nice addition to your farming operation or for use as a future building site.

Terms & Conditions: Multi-parcel bidding method will be used. Tracts will be offered individually, as a whole and in combination.

Properties are sold as is, where is with no warranties expressed or implied. Purchaser will enter into a cash purchase contract that is not contingent upon financing. Please have your financing lined up before the auction. 10% non-refundable down payment due at end of auction. Balance due at closing on or before 30 days. Online bidders will have until 12 pm ET the day after the auction to submit funds. Possession at closing, early farming rights granted with down payment and proof of financing.

Property is selling subject to easements, leasehold interests, mineral and/or oil and gas interests, right-of-ways, and building, use and zoning restrictions, if any. Bidders should inspect property and review all pertinent documents and information available as each bidder is responsible for evaluation of the property and shall not rely upon the Seller, Broker, or Auctioneer.

Taxes and assessments, interest on any mortgage to be assumed and rents, if any, shall be pro-rated to the date of delivery of the deed per local method for the subject premises.

All statements made day of auction take precedence over all printed and previously released information.



Owner: Delores Jean Wallace Trst, Etta Kurtz & Elaine Klosterman, Co-trustees
Auctioneer: Bart Westfall, Broker: Darren Bok, CAI, CAS | 419.289.1100 | UELandAuctions.com

