

Roberts Farmland Auction

Tuesday, November 19th @ 6:07pm

Open House: Wednesday November 6th , 4-5 PM

PROPERTY LOCATIONS: 3811 CR 55 W, Helena, Oh. From Helena take US-RT 6 east to CR 74, then north to CR 55, Turn right/east to auction. Watch for signs.

AUCTION LOCATION: Gibsonburg Legion – 300 S Main St. Gibsonburg, Ohio

TRACT: 83.5+/- Acres farmland – FSA 79.66 +/- acres. There is frontage on CR 55. There is a drive going to the homestead site with a 40x64 pole barn and livestock barn with lean to. This tract does have a current oil lease. The soils in this parcel are mostly DuB – Dunbridge sandy loam, MS - Millsdale – silty clay loam, HaB - Haskins sandy loam, BaB – Belmore loam & minimal ChB - Castalia. Gibsonburg School District. Sandusky Co. Parcel # 20-32-00-0004-00. Taxes are \$ \$1,253.51 year. A non-refundable down payment of \$25,000 is required at the close of auction.

REAL ESTATE TERMS: A 3% Buyer's Premium will be added to the high bid price to determine the final contract price. A non-refundable down payment of \$25,000 is required at the close of auction; The payment is to be made by cash or check, with a balance paid in full at closing within 45 days or sooner of the Auction date. Purchasing this property is NOT contingent upon financing, so make sure you have your financing arranged prior to the Auction and can pay cash or certified funds at closing. All desired inspections must be made prior to the auction. Property is being sold "AS IS" with NO WARRANTIES expressed or implied by the owners or Realtors. Bonnigson & Associates, Inc. is an agent for the Seller.

Owner: Estella M Roberts Estate

