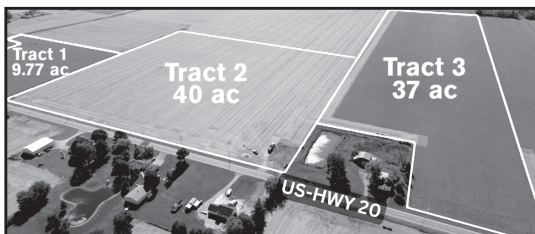


86.778+/- ACRES REAL ESTATE FARMLAND AUCTION

TUESDAY NOVEMBER 17, 2026 @ 11AM.

**Farm Located on US-Highway 20, Metamora OH
43540 Amboy Twp, Fulton County**

**Auction Held at Whalen Auction Bldg.,
8020 Manore Rd., (GPS Grand Rapids OH 43522)
3 Tracts Offered Multi Parcel Method**



Outstanding opportunity to purchase 86.78+/- acres of highly desirable tillage farmland. Featuring productive Mermill and Hoytville Clay Loam soils. This property offers excellent agricultural potential and outstanding possibilities for farming, investment, or building your dream home! Parcel #01-001812-00.000 9.77+/- Acres; Parcel # 01-001956-00.00 40 +/- Acres; Parcel # 01-001940-01.000 37+/- Acres. Evergreen Schools.

See whalenauction.com for more information.

The property will be offered using the Multi-parcel Method, giving bidders the opportunity to purchase tracts individually or all 3 tracts together.

Terms: Successful bidder requires \$10,000 down each tract in certified non-refundable funds on the day of the auction with balance due at closing. Closing held on or before December 31, 2026. Have finances ready, selling with immediate confirmation. No Buyers Premium. Possession at closing. All information was derived from sources believed to be correct but not guaranteed. Dimensions are approximate. Buyers need to rely entirely on their own judgement and inspections of property records. Announcements made on the day of the auction take precedence over printed materials.

Owner: Diane King & Kathleen Anderzach

WHALEN WHALEN
REALTY & AUCTION, LTD.

419-875-6317 419-337-7653

Auctioneers: Jason Whalen, Mike Murry

Information herein deemed reliable but not guaranteed