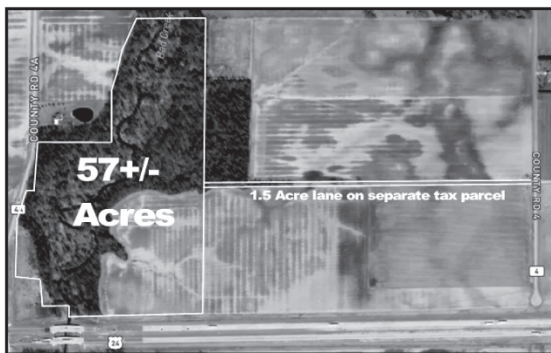


REAL ESTATE RECREATIONAL AUCTION

57+/- ACRES- Washington Twp, Henry County
Wednesday January 14, 2026 @ 11am
Property Located on County Road 4A,
Liberty Center, OH 43532

Auction held at Whalen Realty & Auction Bldg.,
8020 Manore Rd., Neapolis (gps Grand Rapids OH 43522)



Impeccable recreational property, 57+/- Acres w/bad creek running through, rolling topography, woods & tillable ground. Frontage on Co. Rd. 4A with $\frac{1}{2}$ acre lane running off Co. Rd. 4. Liberty Center Schools! 15+/- Tillable, 38+/- Woods + Ravines! Parcels 30-330034.0100 & 30-330016.0000 selling together! Seller providing new survey & property split. See whalenauction.com for more information.

Terms: \$9,000 down non-refundable in certified funds on the day of the auction with balance due at closing. Closing held on or before 45 days. Have finances ready, selling with immediate confirmation "as is where is." 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 the day of the auction take precedence over printed materials.

Owner: Doris Schumacher & Tom Frick

WHALEN WHALEN
REALTY & AUCTION, LTD.

419-875-6317 419-337-7653

Auctioneers: John & Jason Whalen, Mike Murry
Information herein deemed reliable but not guaranteed