

-FARMERS- INVESTORS- LANDOWNERS- **LAND AUCTION**



166± Acres

offered in 4 tracts,
individually, combination,
or as a whole.

AUCTION LOCATION
WEDNESDAY, JULY 28TH
6:00 PM

CRIMSON LANE
4600 COUNTY ROAD 1
ADA, OH



3021 Harding Hwy. Suite E
Lima, OH 45804
419-303-5891
dyerealestate.com

- Great Income Potential
- Productive Cropland
- Great Soils
- Great Location

LAND AUCTION

HANCOCK COUNTY OHIO



166.2 ± ACRES
OFFERED IN 4 TRACTS



**REAL ESTATE
& LAND COMPANY**

JULY 28TH - 6PM

166 + or - Acres offered in 4 tracts

Attention farmers, investors, and land owners!



TRACT 1 INFORMATION

49.7 +/- Acres

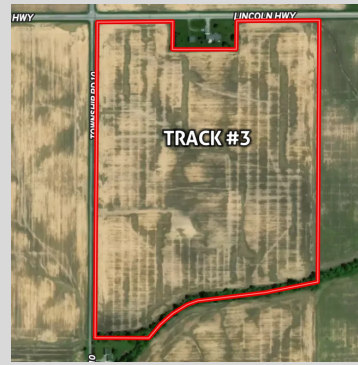
Mostly all tillable farmland, with highly productive soils and well drained.



TRACT 2 INFORMATION:

40 +/- Acres

All tillable highly productive farmland that is well drained and has tons of road frontage.



TRACT 3 INFORMATION:

50 +/- Acres

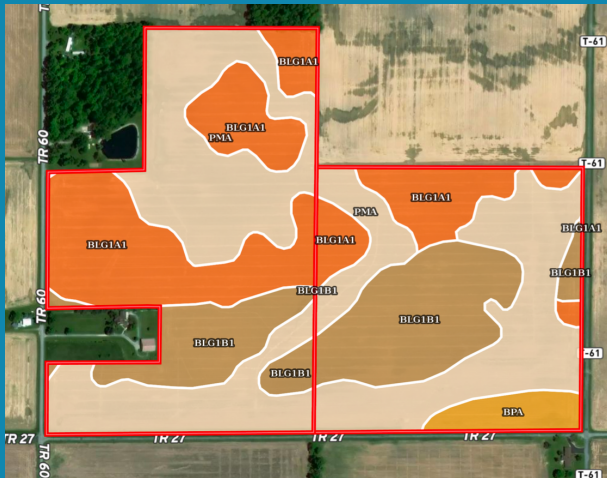
Mostly all tillable, highly productive farmland that is well drained and tons of road frontage.



TRACT 4 INFORMATION:

26.5 +/- Acres

Mostly tillable farmland located at the end of a dead end. Great farming potential or building potential



SOIL TYPES

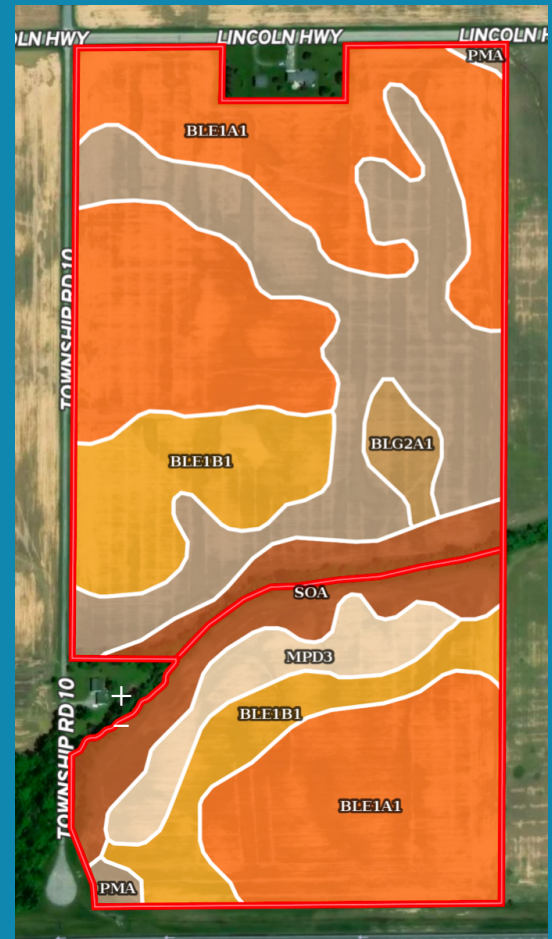
High
Quality

All Polygons 87.0 ac

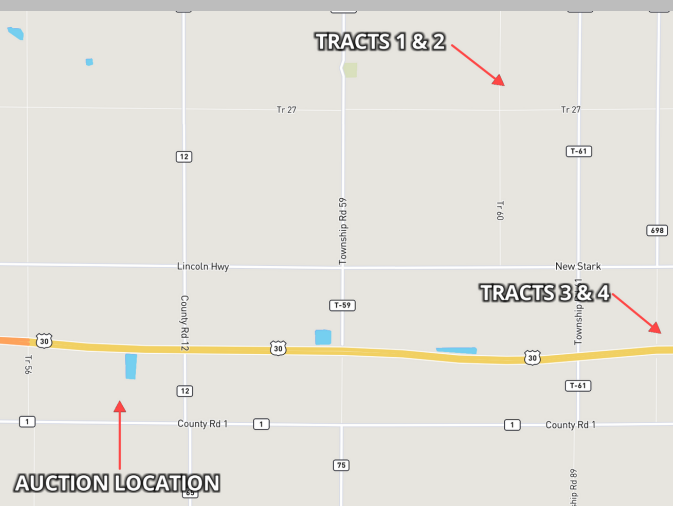
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	CAP
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	19.2	22.09	-	2e
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	24.7	28.41	-	2w
PmA	Pewamo silty clay loam, 0 to 1 percent slopes	40.2	46.23	-	3w
BpA	Blount-Houcktown complex, 0 to 3 percent slopes	2.8	3.27	-	1
TOTALS		87.0	100%	-	2.43

Boundary 76.6 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	CAP
Blg2A1	Blount loam, ground moraine, 0 to 2 percent slopes	1.5	2.02	-	2w
Ble1A1	Blount silt loam, end moraine, 0 to 2 percent slopes	33.6	43.83	-	2w
MpD3	Morley clay loam, 12 to 18 percent slopes, severely eroded	4.1	5.3	-	4e
Ble1B1	Blount silt loam, end moraine, 2 to 4 percent slopes	12.1	15.76	-	2e
SoA	Sloan silty clay loam, 0 to 1 percent slopes, occasionally flooded	8.2	10.64	-	5w
PmA	Pewamo silty clay loam, 0 to 1 percent slopes	17.2	22.45	-	3w
TOTALS		76.6	100%	-	2.65



Eleanor L. Baumgardner Trust.
Trustee: Susan Joliff
Attorney for Trust: David P. Kuenzli



LOCATED BETWEEN
ARLINGTON, BLUFFTON, &
ADA OHIO

MIKE REINDEL AUCTIONEER
AND DEVIN DYE
APPRENTICE AUCTIONEER /
BROKER, LICENSED AND
BONDED IN FAVOR OF THE
STATE OF OHIO.



Devin Dye "The Land Guy"
Broker/Owner/Apprentice Auctioneer
419-303-5891
devin@dyerealestate.com



Mike Reindel "Able 2 Buy"
Auctioneer/Real Estate Agent

Auction Terms and Conditions

Sales Method:

The property will be offered in 4 tracts; 1,2,3 and 4, then proceeding to combinations of tracts 1 & 2 and tracts 3 & 4, then we will offer the farm as a whole. There will be opening bidding on the individual tracts, combinations, and the entire farm as determined by the auctioneer.

Down Payment:

10% down payment on the day of the auction. The down payment must be by personal check, business check, or cashiers check.

Financing:

Bidders' must have their financing arranged prior to the auction. No bids are conditional upon financing.

Absentee and phone bids:

ALL absentee and phone bidders must register with Dye Real Estate and Land Company prior to the auction. Anyone bidding on behalf of an absentee bidder will be equally responsible for the bid and be required to enter into a contract to purchase at the end of the auction.

Property Inspection:

Potential purchasers are responsible for conducting their own inspection of the property and any due diligence, inquiries, and inspections will be conducted at their own risk. Seller and real estate company disclaims any and all responsibility for the bidder's safety during any physical inspection of the property.

Acceptance of Bids:

Any and all successful bidders will be required to enter into a purchase agreement with the seller immediately following the sale. Seller will be signing the contract electronically and purchaser will be provided a copy of the fully signed contract one day after the sale. All final bids are subject to the seller's confirmation.

Evidence of title:

The seller will provide a preliminary title opinion, certificate, or report to be made available to prospective bidders for review prior to bidding. If any buyer elects to purchase title insurance, the cost thereof will be at buyer's sole expense. Seller will convey title free and clear of liens, but otherwise subject to all easements and matters of record. All tracts are being sold "AS IS".

Deed:

Seller to provide a fiduciary deed.

Closing:

The balance of the purchase price is due at closing, which will take place within 45 days after the auction.

Possession:

Possession will be given after the 2021 crop is harvested but no later than 12/31/2021.

Real Estate Taxes:

Taxes will be prorated to the day of closing. Property is currently in CAUV. If purchaser removes the property from CAUV purchaser will be responsible for the payment of any CAUV tax recoupment. New taxes may be established due to the creation of new parcels

Tract Map and Acreage:

All dimensions, proposed boundaries, and tract acreages are approximate and are based on aerial photos and auditor information. Final surveyed acreages are subject to change by the closing of the sale. All final prices will be established by multiplying the per acre price by the new surveyed acreage.

**ANY ANNOUNCEMENTS MADE DAY OF SALE TAKE
PRECEDENCE OVER PRINTED MATERIAL.**