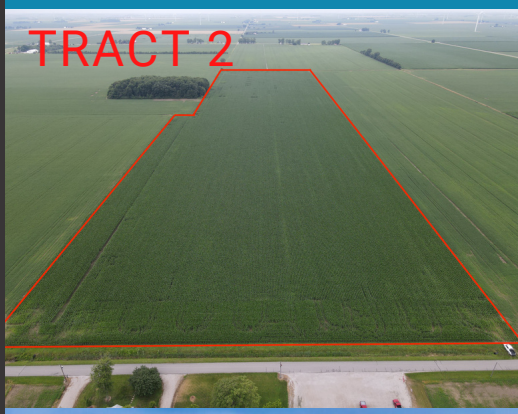


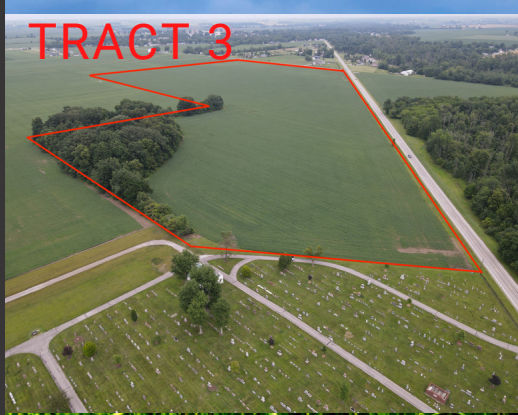
TRACT 1



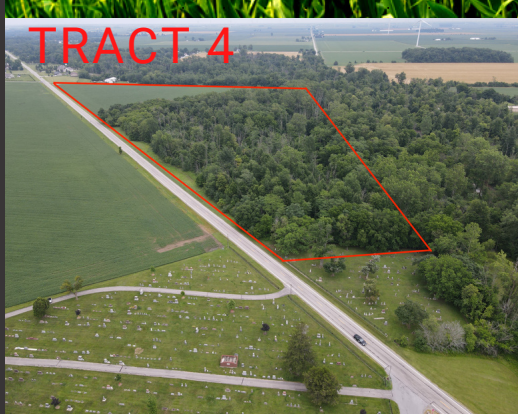
TRACT 2



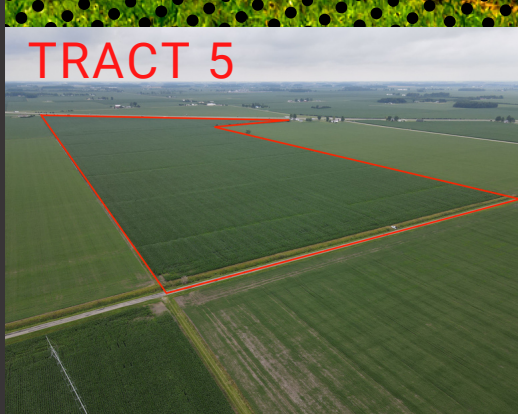
TRACT 3



TRACT 4



TRACT 5



388±
ACRES

OFFERED IN 5 TRACTS,
INDIVIDUALLY, COMBINATION,
OR AS A WHOLE

LAND AUCTION



Convoy Community Building

5349 OH 49, Convoy, OH 45832

Tuesday, September 14th 2021 at 6:00pm

Tract #
1



120 acres located in Blue Creek Township, Paulding County Ohio. This perfectly rectangular 120 acre farm has highly productive soil types with an average productivity rating of 61.4 compared to the county average of 51.9. The soil type is 100% Latty Silty Clay with a 0 to 1 percent slope. This farm is well drained and all tillable with the exception of the road right of way and open ditches. This is a great opportunity to purchase a highly productive well drained farm.

Tract #
2

41.858 acres located in Harrison Township, Paulding County Ohio, just north east of the town of Payne Ohio. This farm consists of highly productive soil that is well drained and practically all tillable. The soil productivity rating is 59.3 compared to the county average of 51.9. Soils consist of 75.9 percent Hoytville and 24.1 percent Nappanee.



Tract #
3



Approximately 51 acres located on State Route 500 just south west of Payne Ohio. This parcel consists of approximately 47 acres of tillable farmland and 2.8 acres of wooded acreage. Tract 3 also has highly productive soil types with a productivity rating of 59.1 compared to the county average of 51.9. The soils consist of 73.4 percent Hoytville and 26.6 percent Nappanee. This farm has large amounts of road frontage on State Route 500.

Tract #
4

Approximately 38 acres located on the south east side of State Route 500 just south west of Payne Ohio. This tract consists of apx. 19 acres tillable and 17.5 acres of woods. The tillable acreage is good soil with a productivity index of 55.3 compared to the county average of 51.9. The tillable acreage soil types consist of 68.5 percent Nappanee silty clay loam and 31.5 percent of Hoytville silty clay. Tract 4 also has large amounts of road frontage on State Route 500, perfect for farming or to build your next dream home.



Tract #
5



137.32 acres located in Tully Township Van Wert County, just north of us Route 30 and Convoy Ohio. Tract 5 is a rare find with 136 acres tillable and excellent soil types consisting of primarily 100 percent Hoytville soil. The productivity rating for this farm is 61.5 compared to the county average of 59.9. This farm is a rare high-quality piece of Ohio farmland.



**REAL ESTATE
& LAND COMPANY**

SOIL TYPES

TRACT 1

Boundary 119.3 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	CAP
Lc	Latty silty clay, till substratum, 0 to 1 percent slopes	119.3	100.0	-	2w
TOTALS		119.3	100%	-	2.0

All Polygons 86.6 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	CAP
NpA	Nappanee silty clay loam, 0 to 2 percent slopes	25.7	29.7	-	-
HA	Hoyville silty clay, 0 to 1 percent slopes	43.5	50.17	-	2w
NpB2	Nappanee silty clay loam, 2 to 6 percent slopes, eroded	2.9	3.33	-	-
Wb	Wabasha silty clay loam, frequently flooded	9.1	10.48	-	-
SD2	St. Clair silty clay loam, 12 to 18 percent slopes, eroded	0.1	0.08	-	-
Dc	Defiance silty clay loam, frequently flooded	5.4	6.25	-	3w
TOTALS		86.6	100%	-	1.19

Boundary 50.7 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	CAP
NpA	Nappanee silty clay loam, 0 to 2 percent slopes	13.5	26.62	-	-
HA	Hoyville silty clay, 0 to 1 percent slopes	37.2	73.38	-	2w
TOTALS		50.7	100%	-	1.47

Boundary 35.9 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	CAP
NpB2	Nappanee silty clay loam, 2 to 6 percent slopes, eroded	2.9	8.03	-	-
NpA	Nappanee silty clay loam, 0 to 2 percent slopes	12.2	34.05	-	-
Wb	Wabasha silty clay loam, frequently flooded	9.1	25.28	-	-
SD2	St. Clair silty clay loam, 12 to 18 percent slopes, eroded	0.1	0.18	-	-
Dc	Defiance silty clay loam, frequently flooded	5.4	15.08	-	3w
HA	Hoyville silty clay, 0 to 1 percent slopes	6.2	17.38	-	2w
TOTALS		35.9	100%	-	0.8

TRACT 2

Boundary 44.0 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	CAP
NpA	Nappanee silty clay loam, 0 to 2 percent slopes	10.6	24.16	-	-
HA	Hoyville silty clay, 0 to 1 percent slopes	33.4	75.84	-	2w
TOTALS		44.0	100%	-	1.52

TRACT 3

TRACT 4

TRACT 5

Boundary 136.2 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	CAP
HA	Hoyville silty clay loam, 0 to 1 percent slopes	11.4	8.34	-	2w
HA	Haskins loam, 0 to 2 percent slopes	0.1	0.06	-	2w
HA	Hoyville silty clay, 0 to 1 percent slopes	119.7	87.88	-	2w
BmB	Baltimore loam, 2 to 6 percent slopes	5.1	3.72	-	-
TOTALS		136.2	100%	-	1.93

DIRECTIONS

Tract 1- Located 2 miles west of State Route 127 on the corner of Township Roads 72 and 95.

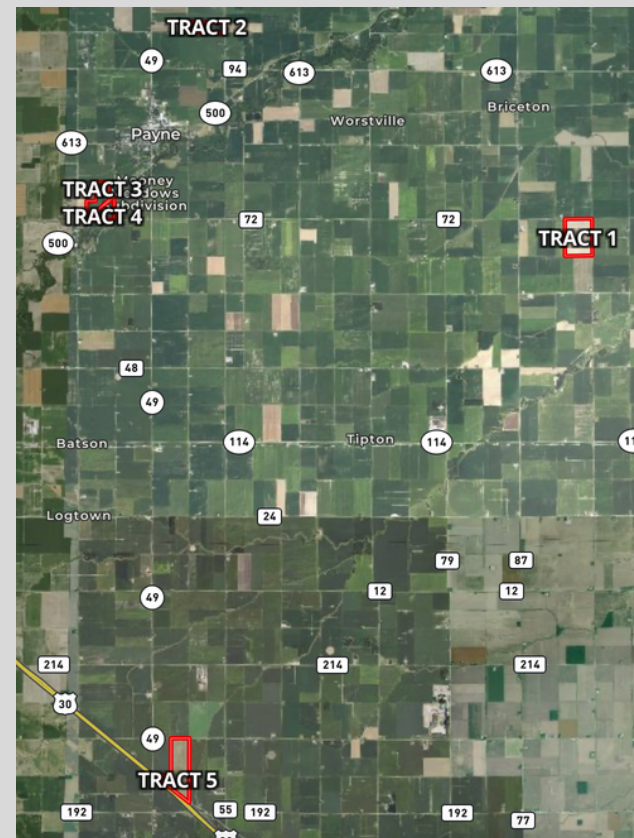
Tract 2- Located on Township Road 51 and half of a mile north of the intersection of County Road 94 and Township Road 51.

Tract 3- Located less than 1 mile southwest of Payne on the north side of State Route 500.

Tract 4- Located less than 1 miles southwest of Payne on the south side of State Route 500.

Tract 5- Located approximately 2.5 miles north of Convoy Ohio. It has frontage on US Route 30. Access and frontage on Feasby Wisener Road. Approximately a half mile west of the intersection of Feasby Wisner and Convoy-Heller Road.

Seller: Estohn LLC.



Van Wert County
Paulding County

FOR MORE INFORMATION VISIT WWW.DYEREALESTATE.COM

Auction Terms and Conditions

Sales Method: The property will be offered in 5 tracts, individually and in any combination the bidders choose. 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 cashier's 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 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 purchase removes the property from CAUV purchase 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.

Mineral Rights: The sale will include 100% of the mineral rights, if any, owned by the seller.

Survey: The seller will provide a new survey and legal description if required by local governmental authority to transfer title.

Agency: Dye Real Estate and Land Company, and its representatives, are sole agents for the seller.

Disclaimer and Absence of Warranties: All information contained in this brochure and all related materials are subject to the terms and conditions in the purchase agreement. The properties are being sold "AS IS, WHERE IS" with no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in this brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the seller or Dye Real Estate and Land Company.

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



CONVOY COMMUNITY
BUILDING

5349 OH 49, Convoy, OH 45832

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AUCTIONEER & DEVIN
DYE APPRENTICE
AUCTIONEER /
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AND BONDED IN
FAVOR OF THE STATE
OF OHIO.



REAL ESTATE
& LAND COMPANY

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



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



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