

AUCTION

107 ACRES - SANDUSKY COUNTY

OFFERED IN 2 TRACTS, INDIVIDUAL, COMBINATION OR AS A WHOLE



TRACT 1

TOTAL ACRES: 78.79

TILLABLE ACRES: 75.32

RIGHT OF WAY ACRES: 3.47

**ONLINE
BIDDING
AVAILABLE**



TRACT 2

TOTAL ACRES: 28

WOODED ACRES: 5.31

TILLABLE ACRES: 22.16

RIGHT OF WAY ACRES: .53

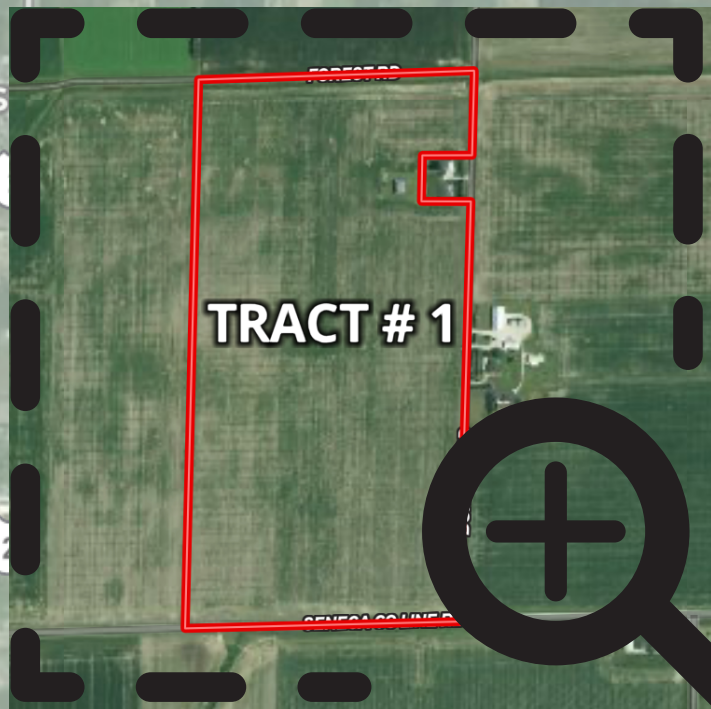
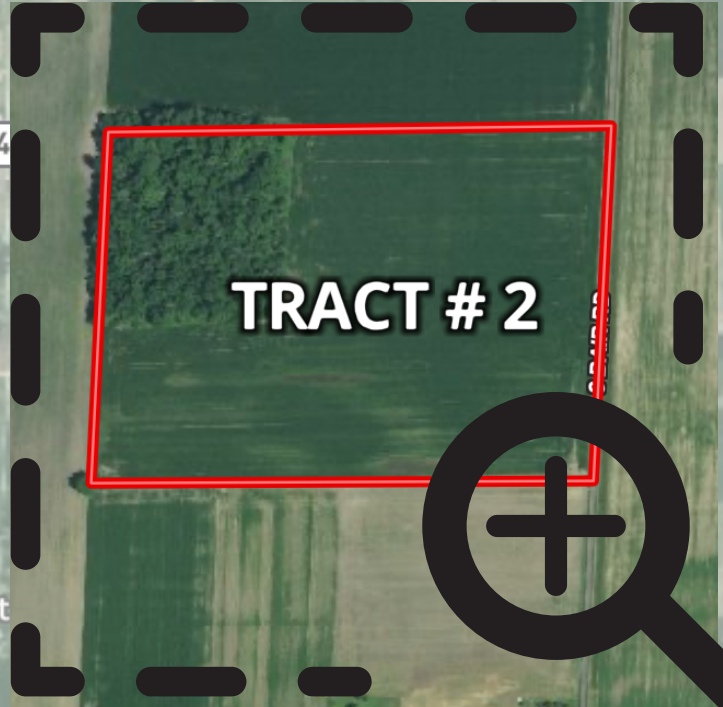
OCTOBER 27TH

2021 6:00PM

Stacy's Place
625 Plaza Drive
Fostoria, OH 44830



Roughly 28 acres located in Scott Township, Sandusky County Ohio. Quality soil types with nearly 96% of the tillable acreage consisting of Mermill loam. The NCCPI rating for this farm is 66.1 compared to the county average of 62.6. This farm has 5.31 acres of wooded land with approximately one-half acre of right of way and 22 acres of tillable land. The property has approximately 930 feet of road frontage on CR 42. This property would make a great recreational/building lot with the potential for income from the tillable acreage.

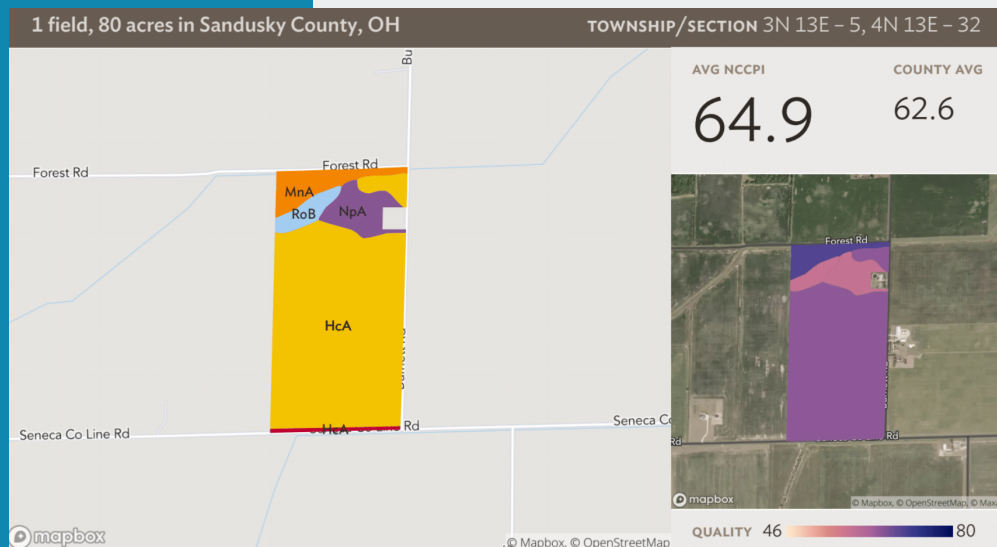


Roughly 79 acres located in Scott Township, Sandusky County Ohio. Quality soil types with nearly 80% of the farm having Hoytville soil. This farm is all tillable except for the right of ways acres. The NCCPI rating for this farm is 64.9 compared to the county average 62.6. This farm has frontage on three roads with frontage on CR1, CR 22 and CR 3. This property also has a 40x50 building with a 16x70 lean-to located on it. No tile maps have been provided; however, aerial maps show evidence of significant amounts of systematic tiling throughout the entire tillable acreage.



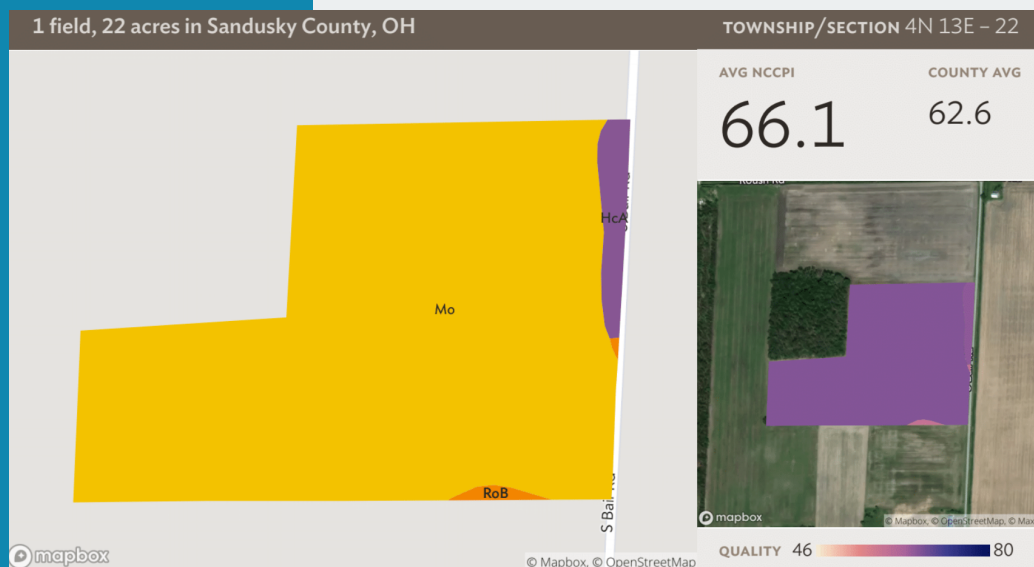
REAL ESTATE
& LAND COMPANY

TRACT 1



SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
HcA	Hoytville silty clay loam, 0 to 1 percent slopes	63.50	79.3%	2	65.3
NpA	Nappanee silt loam, 0 to 3 percent slopes	6.30	7.9%	3	59.2
MnA	Merrill loam, 0 to 1 percent slopes	6.08	7.6%	2	69.7
RoB	Rimer loamy fine sand, 1 to 4 percent slopes	3.03	3.8%	2	59.1
HcA	Hoytville silty clay loam, 0 to 1 percent slopes	1.14	1.4%	2	65.3
		80.05			64.9

TRACT 2



SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
Mo	Merrill loam	21.52	96.2%	2	66.2
HcA	Hoytville silty clay loam, 0 to 1 percent slopes	0.71	3.2%	2	65.3
RoB	Rimer loamy fine sand, 1 to 4 percent slopes	0.15	0.6%	2	59.1
		22.38			66.1

Sales Method: The property will be offered in 2 tracts, individually and then in combination. There will be opening bidding on the individual tracts, then the two tracts will be offered as a combination. Bidders will be able to increase their bids on any tract or the combination until the auctioneer announces the tracts are sold.

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.

Online Bidders: All online bidders must be registered prior to the day of the auction. The online bidder registration deadline is Tuesday October 26th at 5:00 P.M. EST

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 on 1-1-2022.

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.

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 Dye Real Estate and Land 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.

Devin Dye "The Land Guy"

Broker/Owner/Apprentice Auctioneer

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