

LAND AUCTION

SENECA
COUNTY

133+/-
ACRES



REAL ESTATE
& LAND COMPANY

**NOVEMBER 23RD
2021 AT 6:00PM**

Stacy's Place
625 Plaza Dr. Fostoria, OH 44830

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

419-303-5891

WWW.DYEREALESTATE.COM





39 +/- ACRES

TRACT 1

Approximately 39 acres situated just north east of Fostoria Ohio. Located on the south west corner of TR 84 and TR 63. This farm consists of approximately 37 acres of tillable land with the remainder being ditch and road right of way. The soil types on this farm are of very high quality for the area with a NCCPI rating of 66.1 compared to the county average of 60.1. The east side of the farm has a well-maintained ditch running north and south that provides adequate and sustainable drainage outlet.



38 +/- ACRES

TRACT 2

Approximately 38 acres total also situated just north east of Fostoria Ohio. Located on the north west corner of TR 33 and TR 63. This farm consists of approximately 36.5 acres of tillable land with the remainder being ditch and road right of way. The soil types are quality with a NCCPI rating of 60.3 compared to the county average of 60.1. This is a high quality mostly square farm with large amounts of road frontage on two sides.



23 +/- ACRES

TRACT 3

Approximately 23 acres total also situated just north east of Fostoria Ohio. Located on the north east corner of TR 33 and TR 63. This farm consists of approximately 21.5 acres of tillable land with the remainder being ditch and road right of way. The soil types on this farm are of very high quality for the area with a NCCPI rating of 64.1 compared to the county average of 60.1. The north and east side of this farm has an open drainage ditch that is free of trees and a great source for drainage outlets.



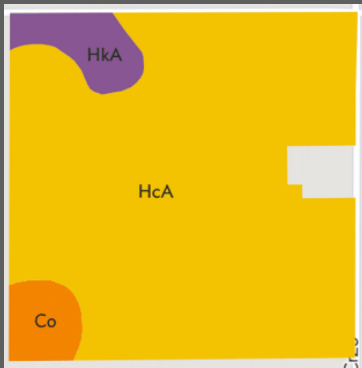
33 +/- ACRES

TRACT 4

Approximately 33 acres total also situated just north east of Fostoria Ohio. Located on TR 63 with approximately 496 feet of road frontage. This farm consists of approximately 31.5 acres of tillable land with the remainder being ditch, fence row, and road right of way. The soil types on this farm are of very high quality for the area with a NCCPI rating of 63.6 compared to the county average of 60.1. The south west side of this farm has an open drainage ditch that is free of trees and a great source for drainage outlets.

SOIL TYPES

TRACT 1



SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
HcA	Hoytville silty clay loam, 0 to 1 percent slopes	35.20	89.7%	2	65.3
HkA	Haskins loam, 0 to 2 percent slopes	2.23	5.7%	2	71.4
Co	Colwood silt loam	1.83	4.7%	2	75.6
		39.26			66.1

TRACT 2



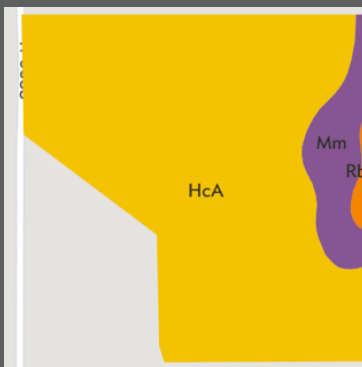
SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
HcA	Hoytville silty clay loam, 0 to 1 percent slopes	22.03	56.0%	2	65.3
RbA	Randolph silt loam, 0 to 2 percent slopes	8.33	21.2%	3	58.1
Mm	Millsdale silty clay loam	5.57	14.2%	3	47.9
MnA	Milton silt loam, 0 to 2 percent slopes	3.40	8.6%	2	53.1
NpA	Nappanee silt loam, 0 to 2 percent slopes	0.00	0.0%	3	52.7
		39.32			60.3

TRACT 3



SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
HcA	Hoytville silty clay loam, 0 to 1 percent slopes	20.20	85.7%	2	65.3
RbA	Randolph silt loam, 0 to 2 percent slopes	2.64	11.2%	3	58.1
MnA	Milton silt loam, 0 to 2 percent slopes	0.74	3.2%	2	53.1
		23.58			64.1

TRACT 4



SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
HcA	Hoytville silty clay loam, 0 to 1 percent slopes	28.91	89.6%	2	65.3
Mm	Millsdale silty clay loam	3.08	9.5%	3	47.9
RbA	Randolph silt loam, 0 to 2 percent slopes	0.27	0.8%	3	58.1
		32.25			63.6

ONLINE BIDDING AVAILABLE



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& LAND COMPANY



419-303-5891



www.dyerealestate.com



devin@dyerealestate.com

Devin Dye

Devin Dye

Broker/Owner

Apprentice Auctioneer

419-303-5891

devin@dyerealestate.com

Mike Reindel

Mike Reindel

Auctioneer



REAL ESTATE
& LAND COMPANY

AUCTION TERMS AND CONDITIONS

Sales Method: The property will be offered in 4 tracts, individually and then in combination. There will be opening bidding on the individual tracts, then proceeding to multiparcel bidding format, bidders will be able to combine any tract at any time during this part of the auction. 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 Monday November 22nd 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 30 days after the auction.

Possession: Possession will be given on 1/1/2022.

Real Estate Taxes: Seller will pay all of the 2021 real estate taxes. 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.

SELLER: ADELSPARGER ENTERPRISES

TUESDAY, NOVEMBER 23RD AT 6:00PM

Stacy's Place

625 Plaza Dr. Fostoria, OH 44830

**Any announcements
made day of sale take
precedence over printed material.**