

3021 Harding Hwy - Lima, OH



**LOCATED ON THE
OUTSKIRTS OF
SANTA FE OHIO!**

PROPERTY HIGHLIGHTS

9 +/- Acres of wooded/
recreational/potential
building acres.

Approximately 67
acres of tillable
land.

Annual 2021 Real
Estate Taxes:
\$1,809.45

These farm tracts offer a unique opportunity to purchase highly sought-after farmland in Auglaize County Ohio. This area is known to this area for its strong agricultural roots and its very productive soil types. The multi-tract system will also allow buyers the opportunity to purchase smaller tracts or the whole unit, depending on what best fits your operation. Don't miss this opportunity to come bid your price on high quality farmland located in Auglaize County Ohio.

1

TRACT



Approximately 37 acres with 9+/- acres of woods. The wooded acreage would be great recreational or as a potential building lot. The wooded acreage has approximately 42 feet of road frontage. The tillable acreage consists of high-quality soil types with an NCCPI rating of 75.82. Don't miss an opportunity to purchase a versatile piece of high-quality farmland.

2

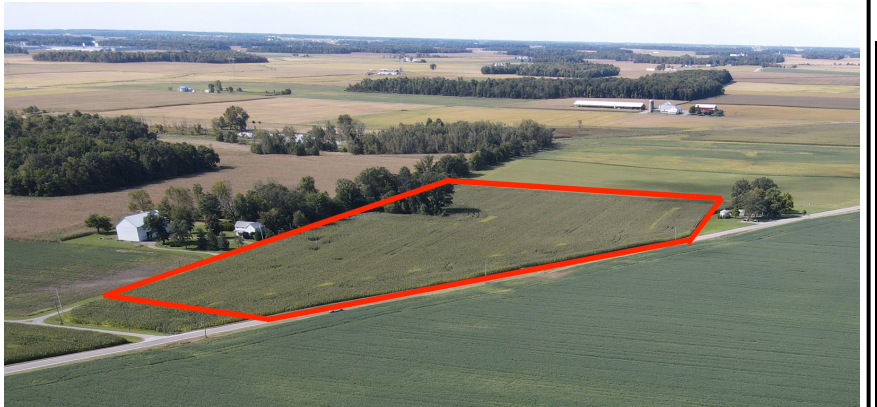
TRACT



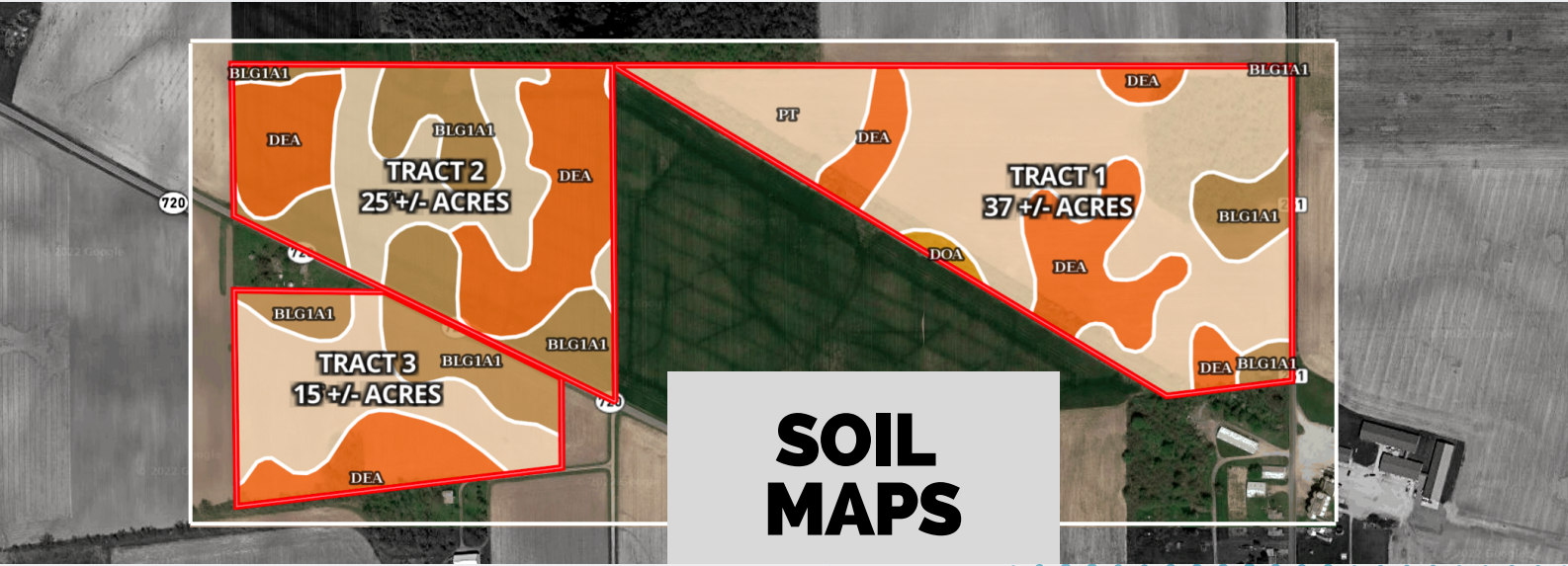
Approximately 25 acres, located on the north side of State Route 720 in Santa Fe Ohio. This parcel is primarily all tillable with high-quality soil types and an NCCPI rating of 71.66. Also, a great opportunity to purchase a piece of high-quality Ohio farmland.

3

TRACT



Approximately 15 acres, located on the south side of State Route 720 in Santa Fe Ohio. This parcel is also primarily all tillable, with the exception of 9 tenths of an acre of woods, with high-quality soil types and an NCCPI rating of 71.66. Another great opportunity to purchase a high-quality piece of Ohio farmland.



NCCPI of 73.4!!! (National Commodity Crop Productivity Index)

1	SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
TRACT	Pt	Pewamo silty clay loam, 0 to 1 percent slopes	7.66	49.13	0	77	2w
	Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	4.37	28.03	0	62	2w
	DeA	Del Rey silt loam, till substratum, 0 to 3 percent slopes	3.56	22.84	0	75	2w
	TOTALS		77.9(*)	100%	-	72.34	2.0

1	SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
TRACT	DeA	Del Rey silt loam, till substratum, 0 to 3 percent slopes	10.35	40.23	0	75	2w
	Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	8.35	32.45	0	62	2w
	Pt	Pewamo silty clay loam, 0 to 1 percent slopes	7.04	27.36	0	77	2w
	TOTALS		77.9(*)	100%	-	71.36	2.0

3	SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
TRACT	Pt	Pewamo silty clay loam, 0 to 1 percent slopes	25.51	69.74	0	77	2w
	DeA	Del Rey silt loam, till substratum, 0 to 3 percent slopes	7.91	21.62	0	75	2w
	Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	2.68	7.33	0	62	2w
	DoA	Digby variant silt loam, 0 to 2 percent slopes	0.49	1.34	0	69	2w
	TOTALS		77.9(*)	100%	-	75.38	2.0

FSA INFORMATION

CROP NAME	BASE ACRES	PLC YIELD
CORN	24.99	152
SOYBEANS	41.41	48
CROPLAND 66.40 ACRES		

Extremely high-quality soil types! These farms consist of approximately 52% Pewamo silty clay and 28% of Del Rey silt loam with the balance being Blount and Digby.

Seller: Sharon Dearwester
Attorney: Robert C. Wisenmayer

AUCTION TERMS & CONDITIONS

ANY ANNOUNCEMENTS DAY OF AUCTION TAKE PRECEDENCE OVER PRINTED MATERIAL.
THE ABOVE TERMS AND CONDITIONS ARE TO BE AN ADDENDUM TO THE PURCHASE CONTRACT.

www.dyerealestate.com

ONLINE BIDDING AVAILABLE

- Sales Method: The property will be offered in 3 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.
- Auction Dispute: If any dispute arises between or among bidders, the decision of the Auctioneer shall be final and absolute.
- Online Bidders: All online bidders must be registered prior to the day of the auction.
- TECHNOLOGY DISCLAIMER: Dye Real Estate and Land Co., L.L.C., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Dye Real Estate and Land Co., L.L.C., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet in lieu of actually attending the auction as a personal convenience to me.
- 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 may be signing the contract(s) electronically. All final bids are subject to the seller's confirmation. This offer will remain irrevocable and available to the seller for 5 business days after delivery of this offer to the sellers, its counsel, or Agent.
- 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 general warranty deed.
- Closing: The balance of the purchase price is due at closing, which will take place within 45 days after the auction. In the event the Buyer fails to close and pay their balance when due, Seller reserves all rights allowed by law, including a suit for damages, specific performance or cancellation of the sale with the Seller to retain the earnest money deposit. Any action taken after default shall be solely at the Seller's option with all costs incurred by Seller being paid by the Buyer.
- Possession: Possession will be after the 2022 crop is harvested or at closing whichever is later.
- Real Estate Taxes: All taxes and assessments shall be prorated to the day of closing. In prorating taxes and assessments, the most current available tax information shall be used. 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. If a new survey is created the sales price will be adjusted by the price per acre that is realized on the day of the auction.
- 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.

Assisting Auctioneers:

MATT BOWERS
MIKE REINDEL

Licensed & Bonded
in favor of the state of Ohio



Broker/Owner/Auctioneer

DEVIN DYE
"The Land Guy"

419-303-5891

November 14th at 6:30 pm - American Legion - Post 493 in Jackson Center