

Grandey

ABSOLUTE REAL ESTATE
& FARMLAND

EDGERTON, OHIO | DEFIANCE COUNTY

AUCTION



UNITED EDGE
REAL ESTATE AND AUCTION CO., LLC

THURS, SEPT. 19TH • 6:30PM

153 N. MICHIGAN AVE. EDGERTON, OHIO 43517

**120[±]
ACRES**

OFFERED IN 3 TRACTS



**ONLINE BIDDING
AVAILABLE**

419.289.1100
UELandAuctions.com

Grandey

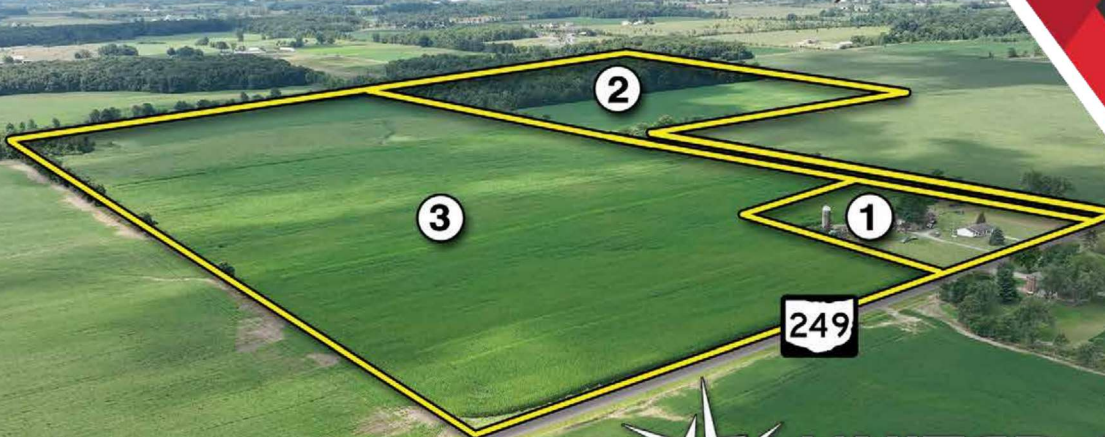
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HELD AT THE MILLER PARK BLDG. - EDGERTON, OHIO



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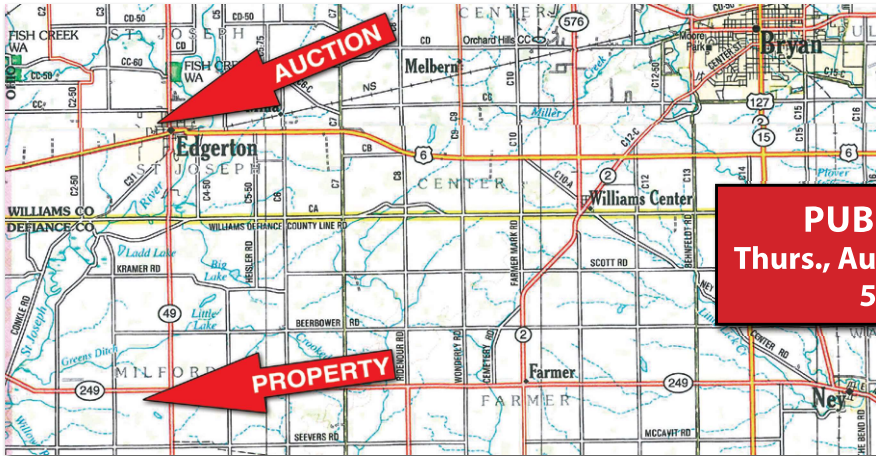
Farm Location:

3546 St. Rt. 249
Edgerton, OH 43517

Auction Location: Miller Park Building

300 Miller Park Dr.
Edgerton, OH 43517

120[±] ACRES



PUBLIC PREVIEW:
Thurs., Aug. 29 & Thurs. Sept. 5
5:30-6:30 pm

Tract 1: 5.01± acres. 3 BR, 1.5 BA home with 2-car attached garage. With a large family room & eat-in kitchen, this home has approx. 1170 sq. ft of living space ready for your personal touches.



Tract 2: 42± acres w/ 40-ft lane from Rt. 249. Approx. 19.5± acres of tillable land and 21.1± acres of woods. Great option for a recreational get away or addition to your farming portfolio. Comprised of mostly Blount loam (Boo2B1), Glynwood loam (GwB), and Pewamo silty clay loam (Pm).

Tract 3: 71± acres. With approx. 70± tillable acres, this would be a great location for your future homestead or a strong start to your farmland investments. Soil composition is mostly Blount loam (Boo2B1), Glynwood loam (GwB), and Pewamo silty clay loam (Pm).



OWNER: Estate of Helen E. Grandey, Tim Grandey & Carl Grandey, Co-Executors. Williams Co. Probate case #21115. Ryan Breining, Attny, Newcomer, Shaffer, Spangler & Breining.



**Equipment Selling
at Online Auction
Ending Sept. 25th
Bid Online @
BuyUnitedEdge.com**



TERMS & CONDITIONS:

Multi-parcel bidding method will be used. Tracts will be sold individually, in combinations, and as a whole. Property is sold as is, where is. No warranties expressed or implied. All properties are selling subject to easements, leasehold interests, mineral and/or oil and gas interests, right-of-ways, and building, use and zoning restrictions, if any. Bidders should inspect property and review all pertinent documents and information available as each bidder is responsible for evaluation of the property and shall not rely upon the Seller, Broker, or Auctioneer.

5% non-refundable down payment due at end of auction. Balance due at closing on or before 30 days. Buyers will enter into a cash purchase agreement that is not contingent upon financing. Buyers should have their financing before the auction. Any CAUV recoup and/or CRP payback to be the BUYERS' responsibility, if applicable.

Drawings and aerial diagrams are approximate and not considered a survey of the subject property. Survey, if needed, will be paid by seller based on advertised tract layouts. If buyer changes the layout in any way, buyer will be responsible for those survey costs. Farming rights granted after 2024 harvest. Announcements made day of auction take precedence over all printed & previously announced information.



Auctioneer & Broker: Darren Bok, CAI, CAS
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