

Defiance County · Ney, Ohio

NW Ohio REAL ESTATE AUCTION

Timber | Building Sites | Country Home



Monday, November 3, 2025 @ 6pm

UNITED EDGE
REAL ESTATE AND AUCTION CO., LLC



PO Box 425 153 N Michigan Ave, Edgerton, OH 43517

Owner: John Weller Jr. & Susan Crites-Bryant

Online Bidding Available



29± ACRES

Offered in 3 Tracts

(419) 298-1100

UelandAuctions.com

Auctioneer & Broker: Darren Bok
Lic #: 57199670989; BRKF.2017004710



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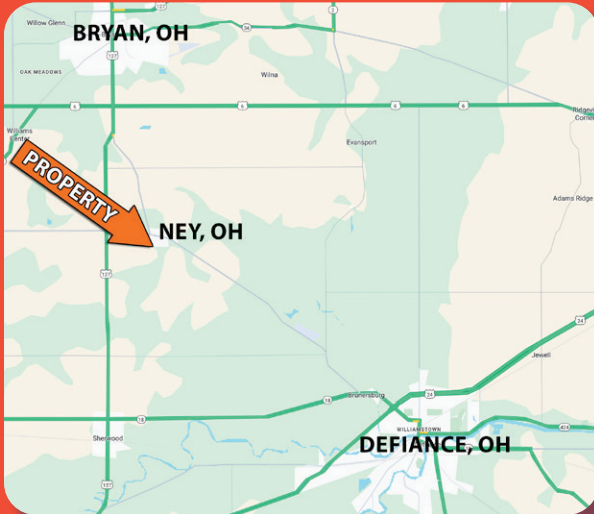


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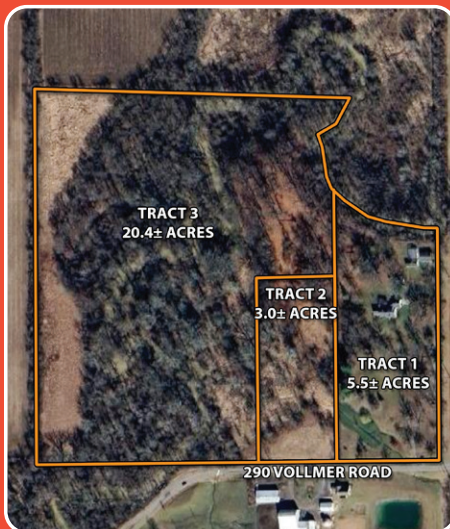
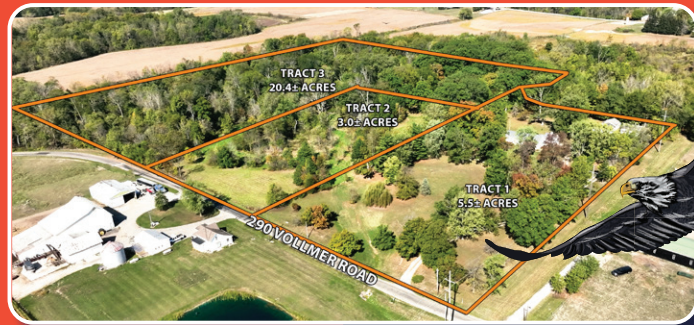
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November 3, 2025 @ 6pm

Owner: John Weller Jr. & Susan Crites-Bryant

Live Auction Held Onsite *Online Bidding Available*
290 Vollmer Rd, Ney, OH 43549



TRACT 1: 3 BR, 2.5 BA, 2500 sq ft home on 5.5± acres. Attached garage, 26x32 detached garage, 36x15 detached garage and 26x34 pole barn. Beautiful, peaceful setting just minutes away from Bryan, Defiance, Hicksville and Edgerton, OH and 1 hour or less from Fort Wayne, IN and Toledo, OH.

TRACT 2: 3.0± acres with approx. 230-ft. of road frontage along Vollmer Road. Excellent location & scenic views for your dream build!

TRACT 3: 20.4± acres of mostly wooded land. Approx. 2.5± acres tillable. Great hunting and awesome recreational getaway with existing paths & creek winding through the property. Harvestable timber as well

Terms & Conditions:

Multi-parcel bidding method will be used. Properties will be offered individually, as a whole and in combination. Properties are sold as is, where is with no warranties expressed or implied. Purchaser will enter into a cash purchase contract that is not contingent upon financing. Please have your financing lined up before the auction. Non-refundable down payment due at end of auction: Tract 1: \$10,000; Tract 2: \$2,500; Tract 3: \$10,000. Online bidders will have until 12 pm ET the day after the auction to submit funds. Balance at closing on or before 45 days. Possession at closing.

Property is 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. All acreages are approximate and have been estimated based on current legal descriptions and/or aerial photographs. All information contained in the brochure is subject to the terms and conditions of sale in the Purchase and Sales Agreement. Seller, Broker and Auctioneer assume no liability for the brochure's accuracy, errors, or omissions. Any CAUV recoup and/or CRP payback will be the BUYERS' responsibility, if applicable. Taxes and assessments, interest on any mortgage to be assumed and rents, if any, shall be prorated to the date of delivery of the deed per local method for the subject premises.

All statements made day of auction take precedence over all printed and previously released information.

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