cts & combinations during the auction as determined by the auctioneer. lle no pribbid nopo ed lliw orber tracts. There will be open bidding on all ylətərəqəs bərəfto əd lliw 4 trərT. tinu lətot a za və trəct 5 ədt to noitanidn OCEDURE: Except for Tract 4, the property will be offered in 3 tracts, any

he manner resulting in the highest total sale price. s on the tracts & the total property may compete. The property will be bid

rean or casmer's check or a personal or corporate check immediately nerts or combination of tracts. The down payment may be made in the torm Individual and the set of the set

INDIA BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE

HAVE ARRANGEDFINANCING, IF NEEDED, & ARE CAPABLE OF PAYING CASH

CTO2ING.

t for an insured closing will be shared 50/50 between Buyer & Seller. All

ce approx. 30 days after the auction, on or before November 5, 2021. The

SING: Balance of purchase price is due in cash at closing, which will take

urance if desired. The cost of the Owner's Title Insurance will be the respon-

iject to matters of record. It shall be the Buyer'(s) option to purchase Title

DENCE OF TITLE: Seller agrees to provide marketable title to the property,

ED: Seller shall provide a Warranty deed. Real Estate sold subject to all

sort this agreement & addendum are non-negotiable. All final bid prices

red to execute an Agreement to Purchase Real Estate & Addendum. The

rts of way, legal highways, leases, & easements of public road & utilities.

subject to the Seller's acceptance or rejection.

ility of the Buyer(s).

HE IN HILDS

Offered Separately

or Combinations

Offered in 3 Tracts

SCHERDS

ONLINE BIDDING AVAILABLE

Offered Separately

or Combinations

Offered in 3 Tracts

Icvied & paid upon a reduced Current Agricultural Use Valuation (CVUA).

DITCH ASSESSMENTS: Buyer(s) shall pay all ditch assessments due after PROVAL OF BID PRICES: At the close of the auction, Buyer(s) will be renon-non distribution of Current Agricultural Use Property). to become due by Buyer's conversion of the property to a non-agricultural or Instruction of the very static sequence of the very sequence of the very second metric second s valuation for the future will result in a CUUX recoupment of the past real estate VUAJ off rot totibual you local off /w ytileup of outiet ro ytilideni z'hovud

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Corporate Headquarters:

Jerry Ehle • 260.410.1996 AUCTION MANAGER:

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PROPERTY INSPECTION: Each potential Bidder is responsible to conduct, at

advertised & surveyed acres. In the event that the entire property sells to one

insurance. Closing prices shall be adjusted to reflect any difference between

survey performed shall be at the Seller's option & sufficient for providing title

The cost of the survey will be split 50/50 between Buyer & Seller. The type of

auction. Any need for a new survey will be determined solely by the Seller.

description or where new boundaries are created by the tract divisions in the

SURVEY: The Seller shall provide a new survey where there is no existing legal

sore been estimated based on current legal descriptions and/or aerial photos.

ACREAGE: All tract acreage, dimensions, & proposed boundaries are approx. &

changed, the Buyer is responsible for CAUV recoupment. Sellers have hereto-

in 2022. The Buyer(s) shall pay all thereafter. CAUV: If usage of property is

REAL ESTATE TAXES: The Sellers will pay the 2021 Real Estate Taxes due

Point for the st closing, subject to any tenant for the st closing, subject to any tenant

4 2

buyer there shall be no survey.

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• Tillable Land

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Tuesday, October 5 • 6pm | Held at the Paulding County Fairgrounds

Tuesday, October 5 • 6pm | Held at the Paulding County Fairgrounds

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DISCLAIMER & ABSENCE OF WARRANTIES: All info contained in this b

from bidding if there is any question as to the person's credentials, fitness,

Paulding County Land Auction

-onenti advertising the sale or rental of housing, in the think of to so drop or to

defined in that section, disability as defined in that section, or national origin

as defined in Section 4112.01 of the Revised Code, ancestry, military status as

housing accommodations, because of race, color, religion, sex, familial status,

finance housing accommodations, refuse to negotiate for the sale or rental of

42 U.S.C.A. 3601, to retuse to sell, transfer, assign, rent, lease, sublease, or

WeJ prizuoH nief levebed of & the Kevised Lode X the Federal Hair Housing Law

FAIR HOUSING: It is illegal, pursuant to the Ohio Fair Housing Law, Division

prospective use or improvement. Buyer's obligation to acquire the purchased

respect to any permit or approval that Buyer may need in connection w/ any

Company shall have no obligation or responsibility before or after closing w/

ment, building department and/or health department. Sellers & Auction

or any other approval or permit from the plan commission, planning depart-

or the purchased tract(s), including any requirement for lot of plat approval

cal authorities in connection w/ any tuture use, improvement or development

-or entries assumes all responsibility for satisfying the requirements of the lo-

been reviewed or pre-approved by the Paulding County Plan Commission.

BUILDING SITES: None of the auction tracts and/or potential sell-offs have

EASEMENTS: All real estate is being sold subject to any existing recorded

any other time at your own risk & being careful to respect the tenant farmers

& will be staffed w/ auction personnel. Please feel free to inspect the land at

due diligence concerning the property. Inspection dates have been scheduled

easements. Existing recorded leases, it any will be assigned to the Buyer.

growing crops

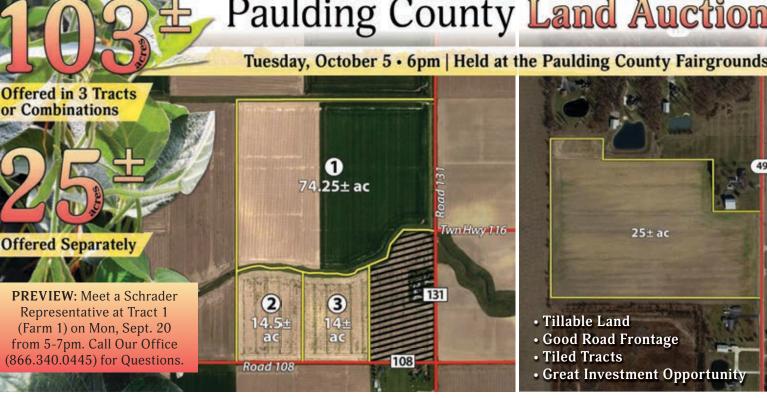
tract(s) is not contingent upon obtaining any such permit or approval.

Paulding County Land Auction

CO ENTINO

• Good Road Frontage

fore used property for agricultural purposes & its real estate taxes have been





AUCTION LOCATION: The Paulding County Fairgrounds • 501 Fairground Dr Paulding, OH 45879 FARM 1 (103± ACRES): Located at the Northwest Corner of Colley Rd, Rd 108 & Louck Rd, Rd 131 FARM 2 (25± ACRES): Located at the Southwest Corner of SR 49 & SR 111





FARM 1 = 103± ACRES | JACKSON TOWNSHIP, SE SECTION 21 Located at the Northwest Corner of Colley Rd, Rd 108 & Louck Rd, Rd 131 **TRACT 1 - 74.25± ACRES:** This tract has road frontage along Rd 131 with a county drain along the road. The property is mostly tillable with a county drain running along the north property line. There is also a CRP filter strip along the drain. The property has been tiled most recently 10 years ago with

4" tile and 25' spacing. There are 3 outlet tiles to the drain along 131. The terrain is level with soils mostly Paulding Clay with some Nappanee silty clay

loam. There are approximately 1,325' of road frontage along 131. **TRACT 2 - 14.5± ACRES**: This tract has also been tiled every 25' with outlets to the drain. There are approximately 665' of road frontage along Rd 108. The

soils are mostly Paulding Clay with some Nappanee silty clay in the center. **TRACT 3 - 14 ACRES:** This tract has also been tiled every 25' with outlets to the drain. There are approximately 670' of road frontage along Rd 108. The soils are mostly Paulding Clay with some Nappanee silty clay in the center.

FARM 2 - 25± ACRES | HARRISON TOWNSHIP, NE SECTION 15

Located at the Southwest Corner of SR 49 & SR 111 Offered as one parcel only. This tract is mostly all tillable with mostly level terrain. The soils are Nappanee silty clay loam mixed with Latty silty clay. There is road frontage along SR 49. This location lends itself to a great investment opportunity for future uses.

> SELLERS: Barbara A. (McGrath) Sorg, Trustee (Farm 1) N & M Properties, LLC (Farm 2) AUCTION MANAGER: Jerry Ehle • 260.410.1996

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