



**Farmers
National
Company**

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A-21767

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LAND AUCTION

SIMULCAST LIVE AND ONLINE

77.4370± Acres, Paulding County, Ohio

Wednesday, August 7, 2024 | 2:00 PM

Black Swamp Nature Center | 753 Fairground Drive, Paulding, Ohio

Highlights:

- Highly productive farmland
- Flat open field with easy access
- Mostly Tillable



For additional information, please contact:

Steve Herr, AFM, Agent | (810) 569-5638

SHerr@FarmersNational.com

Pre-bidding starts | Friday, August 2, 2024, at 12:00 PM
Pre-bidding ends | Wednesday, August 7, 2024, at 1:00 PM

To register and bid go to: www.fnctbid.com

Property Information

Directions to Property:

This property is 5.3 miles north of Paulding Ohio. Travel north on State Route 127 to Highway 111, east to County Road 115, then north for one-half of a mile. The farm is on the west side of County Road 115.

Legal Description:

Tax Parcel # 16-19S-001-03, 77.4370 Acres located in Emerald Twp., Paulding County, Ohio.

Property Description:

Highly productive, 77.437+- acre farm located in Paulding County, Ohio, five miles north of Paulding. The farm is open, flat, drains well, has easy access to a paved road, and is mostly tillable.

Farm Data:

Cropland	73.800 acres
Non-crop	<u>3.637 acres</u>
Total	77.437 acres

FSA Information:

	Base	Yield
Corn	26.70 acres	103 bushels
Soybeans	21.60 acres	28 bushels
Wheat	25.50 acres	45 bushels

Taxes:

- \$1,245.54

Property Location



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Pc	Paulding clay, 0 to 1 percent slopes	43.03	55.66	0	43	3w
HkA	Haskins loam, 0 to 2 percent slopes	22.61	29.25	0	77	2w
RnA	Roselms loam, 0 to 2 percent slopes	5.42	7.01	0	50	3w
RoA	Roselms silty clay loam, 0 to 2 percent slopes	4.58	5.92	0	48	3w
HaA	Haskins loamy sand, 0 to 2 percent slopes	0.81	1.05	0	74	2w
BsC3	Broughton silty clay, 6 to 12 percent slopes, severely eroded	0.71	0.92	0	32	6e
Me	Mermill loam	0.14	0.18	0	69	2w
TOTALS		77.3(*)	100%	-	54.0	2.72



Simulcast Auction Terms

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

Taxes: Real estate taxes for 2024, payable in 2025, will be paid by the Seller. All future taxes will be the responsibility of the Buyer(s).

Conditions: This sale is subject to all easements, covenants, restrictions of record, and leases. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Seller or Farmers National Company.

Possession: Possession will be granted at closing on September 15, 2024, or such other date agreed to by the parties. Subject to the current lease.

Earnest Payment: A 10% earnest money payment is required on the day of the bidding. The payment may be in the form of cashier's check, personal check, company check, or wired funds. All funds will be deposited and held by Maumee Valley Title Agency (414 W 3rd Street, Defiance, Ohio 43512).

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Maumee Valley Title Agency the required earnest payment. The Seller will provide an owner's policy of title insurance in the amount of the contract price. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing will be on September 15, 2024, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in guaranteed funds or by wire transfer at the discretion of Maumee Valley Title Agency.

Survey: At the Seller's option, the Seller shall provide a property survey sufficient to provide good title where there is not an existing legal or where new boundaries are created. The Seller will pay the survey cost. Final contract prices will be adjusted to reflect any difference between the advertised and actual surveyed acres.

Sale Method: The real estate will be offered in one individual tract. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. Bidding increments are solely at the discretion of the Auctioneer. Absentee or telephone bids will be accepted with prior approval of Farmers National Company and Seller. All decisions of the Auctioneer are final.

Approval of Bids: Final sale is subject to the Seller's approval or rejection.

Agency: Farmers National Company and its representatives are acting as Agents of the Seller.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Seller makes any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusions. All sketches, dimensions, and acreage figures are approximate or "more or less." Any announcements made auction day by Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Seller reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

Seller: Geraldine DeVoe Trust

Auctioneer: Doug Leith; License Number: 57198028009

Online Simultaneous Bidding Procedure: The online pre-bidding begins on Friday, August 2, 2024, at 12:00 PM, with pre-bidding concluding at 1:00 PM. Online bidding will be simultaneous with the live auction at 2:00 PM on Wednesday, August 7, 2024.

To register and bid on this auction go to: www.fnctbid.com

All bids on the tract will be visible online, but the identity of bidders is confidential. See auction terms and conditions for minimum bid requirements and details.

Server and Software Technical Issues: In the event there are technical difficulties related to the server, software, or any other on-line auction-related technologies, Farmers National Company reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Farmers National Company shall be held responsible for a missed bid or the failure of the software to function properly for any reason. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.