

Farmland Auction

Thrs. Oct 11, 2018 - 10am

99 acres in Two Parcels

Auction Location: Off-site at Sauder Heritage Inn meeting room, 22611 St Rt 2, Archbold OH 43502. Just east of St Rts. 66 & 2 intersection north of Archbold.

Parcel 1: 40 acres, located on NW corner of intersection of Rt 2 & Co Rd 22 in Sec. 21 German Twp, Fulton Co. 38.3 acres are tillable, with balance in right-of-way. Soils types are primarily Fulton Silty Clay Loam with some Lenawee Silty Clay Loam.

Parcel 2: 59.1 acres, located on SE corner of intersection of Rt 2 & Co Rd 22 in Sec. 27 German Twp, Fulton Co. 57.25 acres are tillable, with balance in right-of-way. Primarily Fulton Silty Clay Loam with some Latty Silty Clay.

Note: To be offered by the multi-parcel method, where bidders may bid on the parcels separately, or in combination. Here's your opportunity to acquire productive land near Archbold. Come ready to bid your price. Call or visit www.freyandsons.com for a buyer's guide with detailed information.

Terms: 10% down day of sale with balance due at closing within 45 days. Crops reserved, possession after closing and harvest. Sold subject to seller confirmation.

Seller:

Sauder Woodworking Co.

Frey & Sons

Frey & Sons
Kevin G. Frey, Broker & Auctioneer
Archbold OH 43502
419-445-3739

Parcel 1 - 40 acres



Fulton County, Ohio - Property Record Card
Parcel: 15-027352-00.000

AUCTION PARCEL #1

GENERAL PARCEL INFORMATION

Owner SAUDER WOODWORKING CO
 Property Address SH 2 ARCHBOLD OH 43502
 Mailing Address P O BOX 156
 ARCHBOLD OH 43502
 Land Use 110 - AGR VACANT LAND QUALIFIED
 Legal Description CAUV
 5E-7N-21 SE SE 40.00A



A sketch is unavailable for this parcel.

VALUATION

	Appraised	Assessed
Land Value	\$214,000.00	\$74,900.00
Improvements Value	\$0.00	\$0.00
CAUV Value	\$64,430.00	\$22,550.00
Taxable Value	\$22,550.00	
Net Annual Tax	\$1,040.38	

RESIDENTIAL

LAND

Land Type	Acreage	Depth	Frontage	Depth	Value
RW - Row	1.785	0	0	100	0
TA - Tillable	38.215	0	0	100	214000

ADDITIONS

IMPROVEMENTS

AGRICULTURAL

Land Type	Land Usage	Soil Type	Acres	Value
ZC - Crop	C - Crop	BCA	0.597	900
ZC - Crop	C - Crop	DFA	1.028	2050
ZC - Crop	C - Crop	FTA	27.284	31100
ZC - Crop	C - Crop	LF	9.306	30380
RW - Row	O - Other	GEN	1.785	0

SALES

Date	Buyer	Seller	Price
1/1/1990	SAUDER WOODWORKING	Unknown	0

COMMERCIAL

AUCTION PARCEL #1

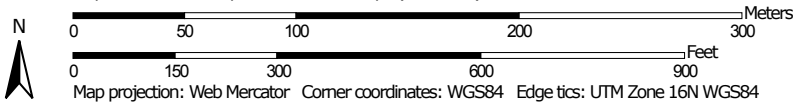


Soil Map—Fulton County, Ohio
(Parcel #1: Sauder - 40 Acres)



Soil Map may not be valid at this scale.

Map Scale: 1:3,390 if printed on A landscape (11" x 8.5") sheet.



Parcel #1 - Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BcA	Bixler loamy fine sand, 0 to 3 percent slopes	0.8	2.0%
DfA	Del Rey silt loam, 0 to 3 percent slopes	1.1	2.8%
FtA	Fulton silty clay loam, 0 to 2 percent slopes	27.6	70.5%
Lf	Lenawee silty clay loam, 0 to 1 percent slopes	9.7	24.8%
Totals for Area of Interest		39.2	100.0%

Farm 6092

Tract 2314

2018 Program Year




Map Created April 12, 2018

Fulton/Lucas West
 Farm Service Agency
 8770 State Route 108
 Unit C
 Wauseon, OH 43567
 419-335-6061 (p)
 855-842-7996 (f)

Common Land Unit

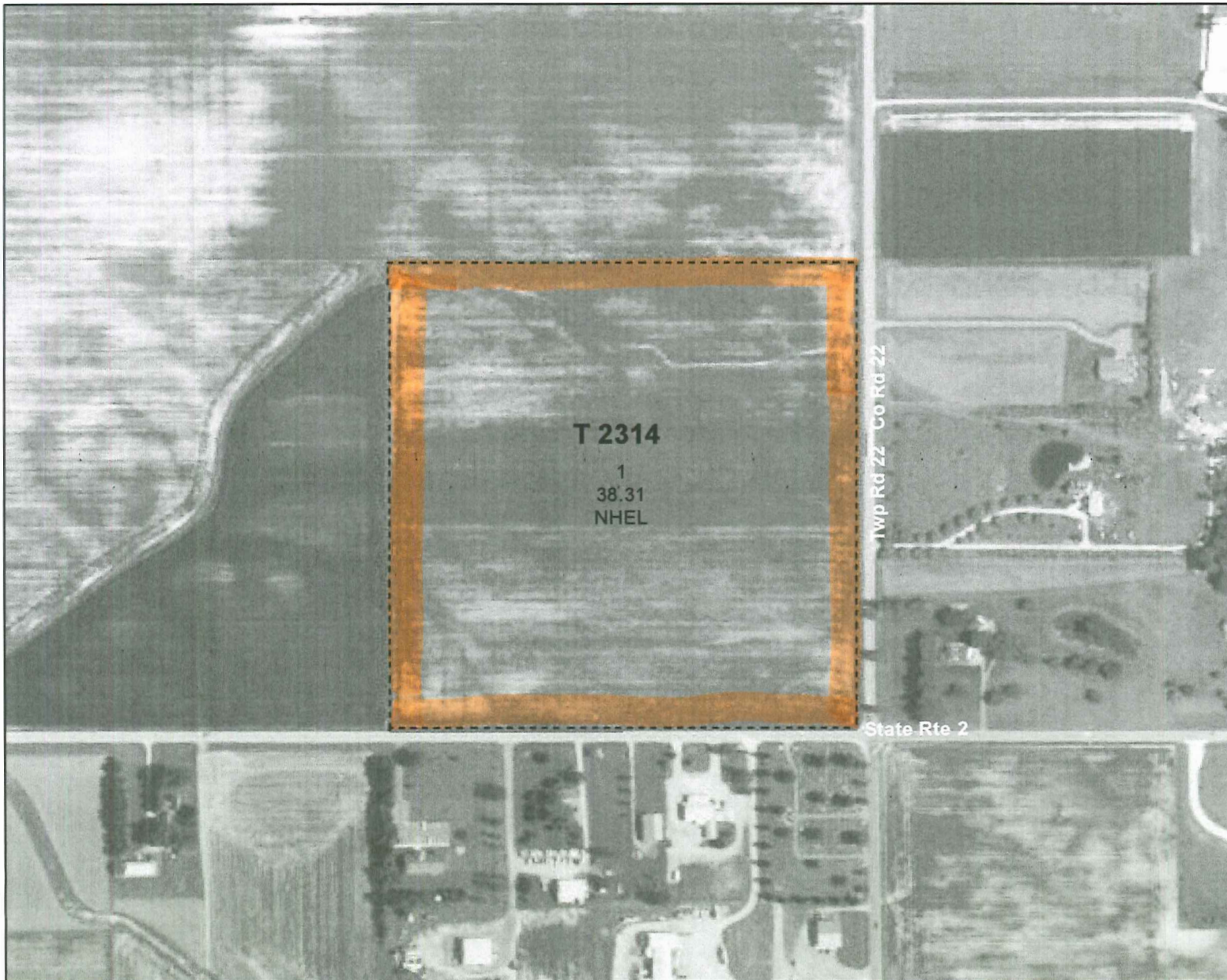
-  Non-Cropland
-  Cropland
-  CRP
-  Tract Boundary

Wetland Determination Identifiers

-  Restricted Use
-  Limited Restrictions
-  Exempt from Conservation Compliance Provisions

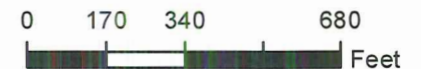
All of the following are true unless otherwise indicated:

All Crops=NI
 All Crops=GR
 Corn=YEL
 Soybeans=COM
 Wheat=SRW



Tract Cropland Total: 38.31 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination CPA-026 and attached maps for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : [REDACTED]
Farms Associated with Operator : [REDACTED]
CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
38.31	38.31	38.31	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	38.31	0.00		0.00		0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Wheat	10.20	0.00	0	50	
Corn	25.00	0.00	0	110	
Soybeans	3.10	0.00	0	36	
TOTAL	38.30	0.00			

NOTES

Tract Number : 2314
Description : H4/2A
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : SAUDER WOODWORKING CO
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
38.31	38.31	38.31	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	38.31	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	10.20	0.00	0	50
Corn	25.00	0.00	0	110
Soybeans	3.10	0.00	0	36
TOTAL	38.30	0.00		

Parcel 2 - 59 acres



Fulton County, Ohio - Property Record Card
Parcel: 15-027480-00.000

AUCTION PARCEL #2

GENERAL PARCEL INFORMATION

Owner SAUDER WOODWORKING CO
 Property Address CO RD 22 ARCHBOLD OH 43502
 Mailing Address P O BOX 156
 ARCHBOLD OH 43502
 Land Use 110 - AGR VACANT LAND QUALIFIED
 Legal Description CAUV
 5E-7N-27 W 1/2 NW EX S 10A AND PARS
 59.15 AC

VALUATION

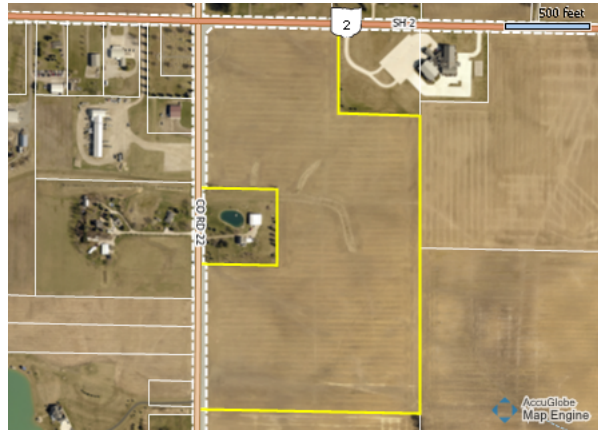
	Appraised	Assessed
Land Value	\$316,100.00	\$110,640.00
Improvements Value	\$0.00	\$0.00
CAUV Value	\$67,630.00	\$23,670.00
Taxable Value	\$23,670.00	
Net Annual Tax	\$1,092.06	

LAND

Land Type	Acreage	Depth	Frontage	Depth	Value
RW - Row	2.698	0	0	100	0
TA - Tillable	56.452	0	0	100	316130

AGRICULTURAL

Land Type	Land Usage	Soil Type	Acres	Value
ZC - Crop	C - Crop	BCA	0.014	20
ZC - Crop	C - Crop	FTA	38.919	44370
ZC - Crop	C - Crop	FTB	11.03	8050
ZC - Crop	C - Crop	LC	6.034	13700
ZC - Crop	C - Crop	LF	0.455	1490
RW - Row	O - Other	GEN	2.698	0



A sketch is unavailable for this parcel.

RESIDENTIAL

ADDITIONS

IMPROVEMENTS

SALES

Date	Buyer	Seller	Price
12/1/2006	SAUDER WOODWORKING	**PARCEL SPLIT	0
12/1/2006	**PARCEL SPLIT	SAUDER WOODWORKING	0
2/24/1999	SAUDER WOODWORKING	**PARCEL RE-PLATTED	0
2/24/1999	**PARCEL RE-PLATTED	SAUDER WOODWORKING	0
1/1/1990	SAUDER WOODWORKING	unknown	0

COMMERCIAL

AUCTION PARCEL #2



Soil Map—Fulton County, Ohio
(Parcel #2: Sauder - 59 Acres)



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

Parcel #2 - Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BcA	Bixler loamy fine sand, 0 to 3 percent slopes	0.2	0.3%
FtA	Fulton silty clay loam, 0 to 2 percent slopes	39.7	68.3%
FtB	Fulton silty clay loam, 2 to 6 percent slopes	11.5	19.7%
Lc	Latty silty clay, till substratum, 0 to 1 percent slopes	6.3	10.8%
Lf	Lenawee silty clay loam, 0 to 1 percent slopes	0.5	0.9%
Totals for Area of Interest		58.1	100.0%

Farm 6254

Tract 1844

2018 Program Year
 Map Created April 12, 2018

Fulton/Lucas West
 Farm Service Agency
 8770 State Route 108
 Unit C
 Wauseon, OH 43567
 419-335-6061 (p)
 855-842-7996 (f)

Common Land Unit

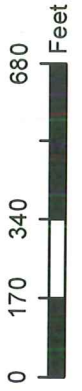
-  Non-Cropland
-  Cropland
-  CRP
-  Tract Boundary

Wetland Determination Identifiers

-  Restricted Use
-  Limited Restrictions
-  Exempt from Conservation
-  Compliance Provisions

All of the following are true unless otherwise indicated:

- All Crops=NI
- All Crops=GR
- Corn=YEL
- Soybeans=COM
- Wheat=SRW



Tract Cropland Total: 57.25 acres

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OHIO
FULTON



United States Department of Agriculture
Farm Service Agency

FARM : 6254
Prepared : Nov 7, 2016
Crop Year : 2017

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :

Farms Associated with Operator :

CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
57.25	57.25	57.25	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	57.25	0.00		0.00	No	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	28.08	0.00	0	111	
Soybeans	29.17	0.00	0	39	
TOTAL	57.25	0.00			

NOTES

Tract Number : 1844

Description : H4/2A

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : SAUDER WOODWORKING CO

Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
57.25	57.25	57.25	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	57.25	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	28.08	0.00	0	111
Soybeans	29.17	0.00	0	39
TOTAL	57.25	0.00		

NOTES