

# Farmland Auction

## Friday, Nov. 30, 2018 - 10am

### 96 acres in One Parcel

**Auction Location:** Off-site at Springfield Twp Park Pavilion, 200 N. Defiance St, Stryker OH 43557, just north of downtown.

**Parcel 1:** 96.6 acres, located on the east side of Co. Rd. 23.50 between St. Rt 34 & Co Rd B50 in Sec. 23, Springfield Twp, Williams Co. Ohio. 76.2 acres are listed tillable, with the balance woodland and others. Soils types are primarily Fulton & Del Rey Silty Clay Loams with other types and some sloped.

**Note:** Here's your opportunity to acquire a larger parcel of land southeast of Stryker. Come ready to bid your price- don't miss out. Call or visit [www.freyandsons.com](http://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:**  
**Tracy J. Hammersmith, Trustee of**  
**the Irrevocable trust of Wm J. Hammersmith, et al**

**Frey & Sons**

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



# Property Record Card - Williams County, Ohio

Generated 10/17/2018 12:17:45 PM

General Parcel Information	
Parcel	064-230-00-027.000
Owner	HAMMERSMITH TRACY TRUSTEE @(5)
Address	23-50 RD
Mailing Address Line 1	HAMMERSMITH TRACY TRUSTEE
Mailing Address Line 2	T-670 COUNTY ROAD 25
Mailing Address Line 3	STRYKER OH 43557
Land Use	110 - AGR VACANT LAND QUALIFIED CAUV
Legal Description	R.4 T.6 S.23 TR 5 96.64A 127-04930-000
Tax District	127
School District	STRYKER SCHOOL DISTRICT
Township	SPRINGFIELD TOWNSHIP
City	UNINCORPORATED

Valuation Details						
Appraised Land Value	Assessed Land Value	Appraised Improvements Value	Assessed Improvements Value	Appraised CAUV Value	Assessed CAUV Value	Taxable Value
\$429,400	\$150,290	\$0	\$0	\$116,060	\$40,620	\$40,620

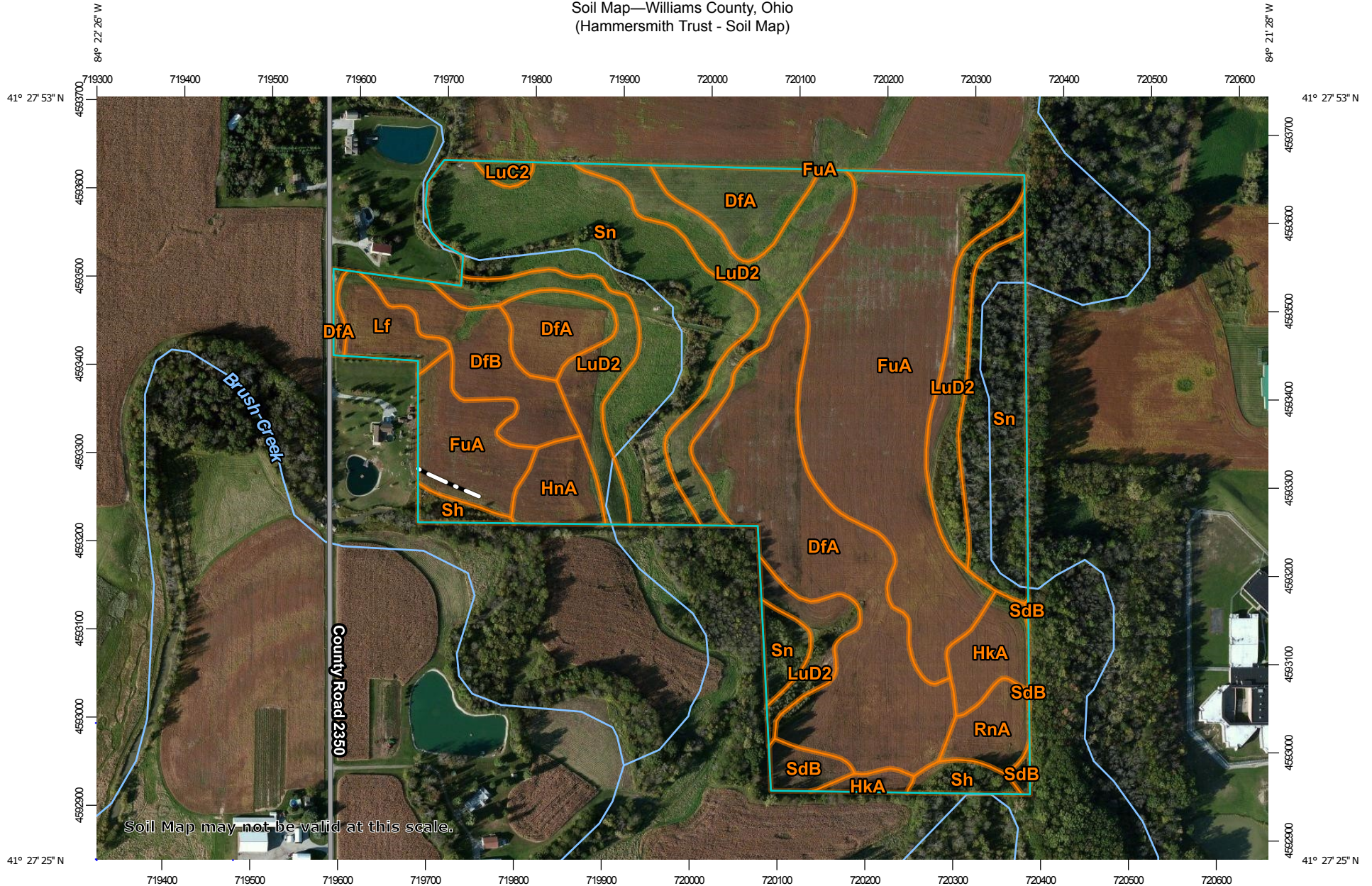
Land Details					
Land Type	Acreage	Depth	Frontage	Depth Factor	Value
A0 - Row	0.14	0	0	0	\$0
A5 - Tillable	76.28	0	0	100	\$419,540
A8 - Woodland	19.63	0	0	100	\$9,820
A9 - Waste	0.59	0	0	100	\$60

Agricultural Details				
Soil Type	Land Usage	Land Type	Acres	Value
FUA	C - Crop	ZC - ZC	18.66	\$17,910
DFB	C - Crop	ZC - ZC	3.4	\$4,790
DFA	C - Crop	ZC - ZC	20.1	\$32,160
SN	C - Crop	ZC - ZC	13.98	\$32,010
SH	C - Crop	ZC - ZC	1.11	\$2,330
ROW	O - Other	ZO - ZO	0.14	\$0
SN	W - Woodland	ZW - ZW	7.96	\$3,980
SDB	C - Crop	ZC - ZC	1.41	\$760
RNA	C - Crop	ZC - ZC	0.77	\$930
LUD2	C - Crop	ZC - ZC	10.92	\$3,820
LUC2	C - Crop	ZC - ZC	0.23	\$80
LF	C - Crop	ZC - ZC	1.96	\$5,700
HNA	C - Crop	ZC - ZC	2.2	\$5,020
HKA	C - Crop	ZC - ZC	1.54	\$3,020
FUA	W - Woodland	ZW - ZW	4.04	\$930
LUD2	W - Woodland	ZW - ZW	4.14	\$950
DFA	W - Woodland	ZW - ZW	0.09	\$40
SH	W - Woodland	ZW - ZW	1.95	\$980
HNA	W - Woodland	ZW - ZW	0.1	\$50
HKA	W - Woodland	ZW - ZW	0.82	\$410
RNA	W - Woodland	ZW - ZW	0.29	\$70
SDB	W - Woodland	ZW - ZW	0.24	\$60
WST	O - Other	ZW - ZW	0.59	\$60

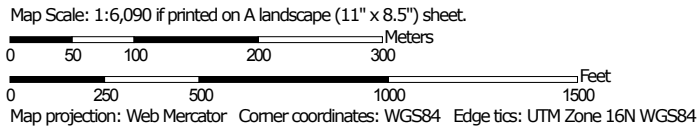
Sales Details			
Date	Buyer	Seller	Price
10/1/2004	HAMMERSMITH TRACY TRUSTEE @(5)	HAMMERSMITH MICHELLE	\$0
10/1/2004	HAMMERSMITH MICHELLE	HAMMERSMITH TRACY	\$0
10/1/2004	HAMMERSMITH TRACY	MYERS MELINDA	\$0
10/1/2004	MYERS MELINDA	HAMMERSMITH MICHAEL	\$0
10/1/2004	HAMMERSMITH MICHAEL	HAMMERSMITH SHIRLEY A AND HAMMERSMITH TRACY TEE	\$0
10/1/2004	HAMMERSMITH SHIRLEY A AND HAMMERSMITH TRACY TEE	HAMMERSMITH WILLIAM J	\$0
1/1/1990	HAMMERSMITH WILLIAM J	Unknown	\$0



Soil Map—Williams County, Ohio  
(Hammersmith Trust - Soil Map)



Soil Map may not be valid at this scale.

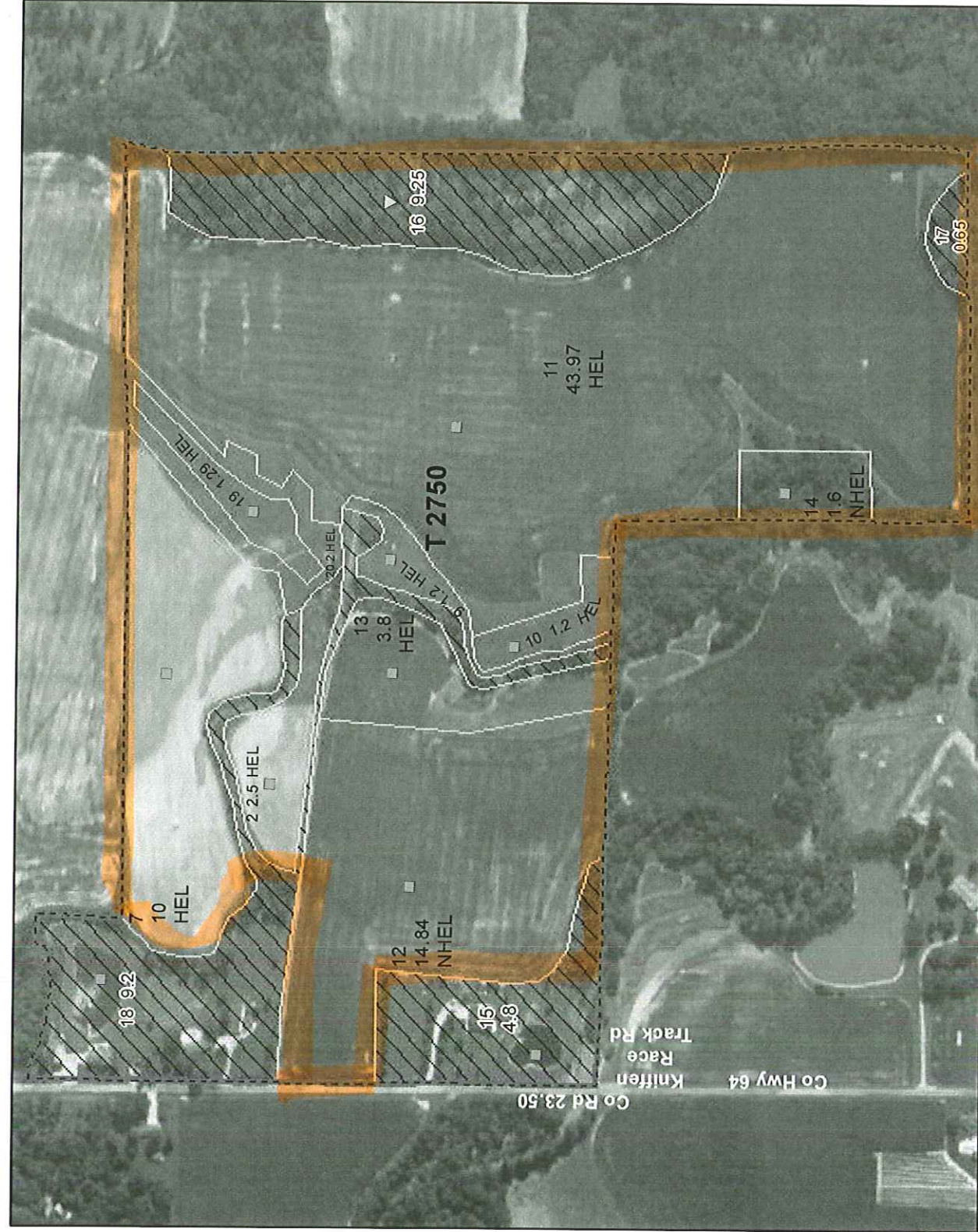


## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DfA	Del Rey silty clay loam, 0 to 2 percent slopes	19.7	21.1%
DfB	Del Rey silty clay loam, 2 to 6 percent slopes	4.0	4.3%
FuA	Fulton silty clay loam, 0 to 2 percent slopes	22.3	23.9%
HkA	Haskins sandy loam, 0 to 3 percent slopes	2.5	2.7%
HnA	Haskins loam, 0 to 3 percent slopes	1.9	2.1%
Lf	Lenawee silty clay loam, 0 to 1 percent slopes	1.9	2.0%
LuC2	Lucas silty clay loam, 6 to 12 percent slopes, moderately eroded	0.3	0.4%
LuD2	Lucas silty clay loam, 12 to 25 percent slopes, moderately eroded	14.5	15.5%
RnA	Rimer loamy fine sand, 0 to 3 percent slopes	1.7	1.9%
SdB	Seward loamy fine sand, 2 to 6 percent slopes	1.2	1.3%
Sh	Shoals loam, 0 to 2 percent slopes, frequently flooded	1.5	1.6%
Sn	Sloan loam	21.8	23.3%
<b>Totals for Area of Interest</b>		<b>93.6</b>	<b>100.0%</b>

Note: Acreage total and percentages not accurate due to having to set own marks and boundaries on aerial map on USDA website. Not an official survey!





Tract Cropland Total: 82.40 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).

# Farm 1787 Tract 2750

2018 Program Year  
Map Created April 24, 2018

Williams County  
Farm Service Agency  
1120 W High St  
Bryan, OH 43506  
419-636-2057 (p)  
855-832-5972 (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



Ohio  
Williams

U.S. Department of Agriculture  
Farm Service Agency

Prepared: 10/17/18 12:42 PM  
Crop Year: 2019

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name Farm Identifier Recon Number

Farms Associated with Operator:

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
106.3	80.32	80.32	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	80.32	0.0	0.0				

ARC/PLC

ARC-IC NONE	ARC-CO CORN, SOYBN	PLC NONE	PLC-Default NONE	
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	29.4		115	0.0
SOYBEANS	29.4		34	0.0
<b>Total Base Acres:</b>	<b>58.8</b>			

Tract Number: 2750 Description: O8/1B SEC. 23, SPRINGFIELD

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
106.3	80.32	80.32	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	80.32	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	29.4		115	0.0
SOYBEANS	29.4		34	0.0
<b>Total Base Acres:</b>	<b>58.8</b>			

Owners: WILLIAM J HAMMERSMITH IRREVOCABLE TRUST

Other Producers: KENNETH E RUFFER

WILLIAM HAMMERSMITH