

Richard S. Fox Estate

LAND AUCTION

Upper Sandusky, OH • Wyandot Co.

150± SAT, FEB. 8TH @ 11AM
Acres



Douglas E. Walton, Broker, Auctioneer, CAI, CES, ASAA
227 W. Wyandot Ave., Upper Sandusky, OH 43351
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ucwaltonrealtyandauction.com

Richard S. Fox Estate

Upper Sandusky, Ohio
Wyandot County

LAND AUCTION

Farmland • Woods • Recreation

150± Acres
SAT, FEB. 8TH @ 11AM



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SAT. MORN., FEB. 8TH @ 11AM

Auction Held at the
United Country Walton Realty & Auction Co. Office - 227 W. Wyandot Ave., Upper Sandusky, OH

150± Acres

Offered in 5 Tracts
Combinations
Whole



Upper Sandusky, Ohio
Wyandot County

Land • Woods • Farmland • Hunting/Recreational

Richard S. Fox Estate LAND AUCTION

Douglas E. Walton, Broker, Auctioneer, CAI, CES, ASAA
Darby J. Walton, PRI, Auctioneer/Associate
Roger M. Hunker, Auctioneer/Associate
Dave McDowell, PRI, Auctioneer/Associate
Darren Bok, Auctioneer



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More Information At:
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LAND AUCTION

SAT. MORN., FEB. 8TH @ 11AM **150± Acres**

FARM LOCATION: 4 mi. southwest of Upper Sandusky, OH on SR 67 to TH 58, then west 3 mi. to TH 103. (Land bordered by TH 103 & 58)
AUCTION LOCATION: 227 W. Wyandot Ave. Upper Sandusky, OH @ The United Country Walton Realty & Auction Co., LLC Office

- TRACT 1:** 11.3 A+/- of mostly tillable land with good views for building site at mid to rear area, frontage on TH 58.
 - TRACT 2:** 15.8 A+/- of heavily wooded acreage. w/ frontage on TH 58.
 - TRACT 3:** 23.1 A+/- of open & wooded acreage- great recreational tract w/ creek border, w/small amount of CRP.
 - TRACT 4:** 35.4 A+/- of primarily tillable land w/2153' frontage on TR 103.
 - TRACT 5:** 68.4 A+/- of hunters' paradise, wood land/timber. Tract has CRP land and variable level to steep rolling topography and has 40' owned strip acreage to land mass off TH 103
- Note:** This is a variable farm with many uses. Plan to walk on your own or Kubota tour on Jan. 25th.

TERMS: \$10,000 down, per tract (Tracts 1-3); \$15,000 down (Tract 4); \$20,000 down (Tract 5); or \$65,000 down on whole farm.
POSSESSION: On delivery of deed or farming land w/total approval of loan.
TAXES: Prorated. All statements/announcements made auction day take precedence over all printed materials.

Richard S. Fox Estate ~ Michael Roszman Executor
Wyandot Co. Case #20191003



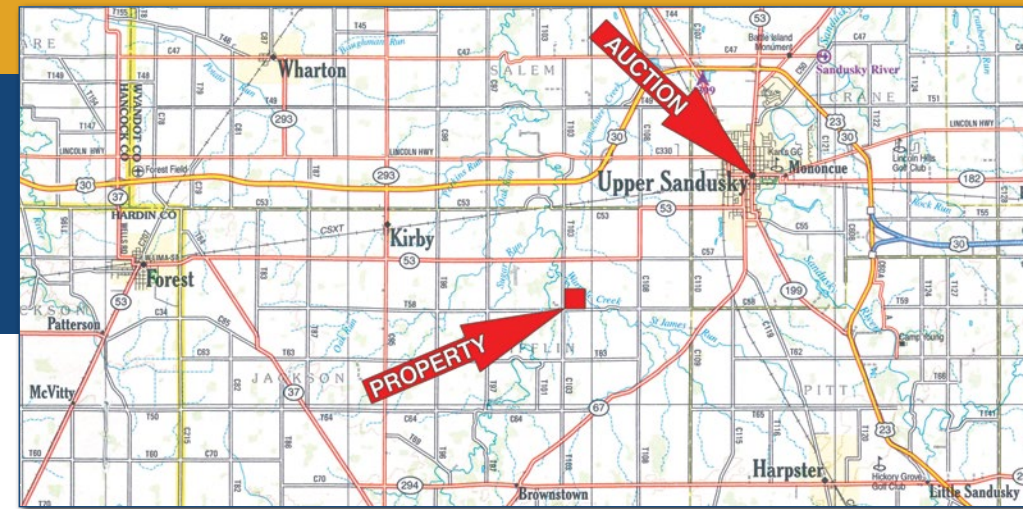
FSA DATA
Total Farmland - 159.35 Acres +/-
Total Cropland - 80.78 Acres +/-
CRP - 44.54 Acres +/-
Base Acres - Wheat: 9.78 - PLC 76
Base Acres - Corn 26.44 - PLC 143

BREAKDOWN PER FSA
Farmland - 40.68 Acres +/-
Cropland - 20.21
CRP - 20.21

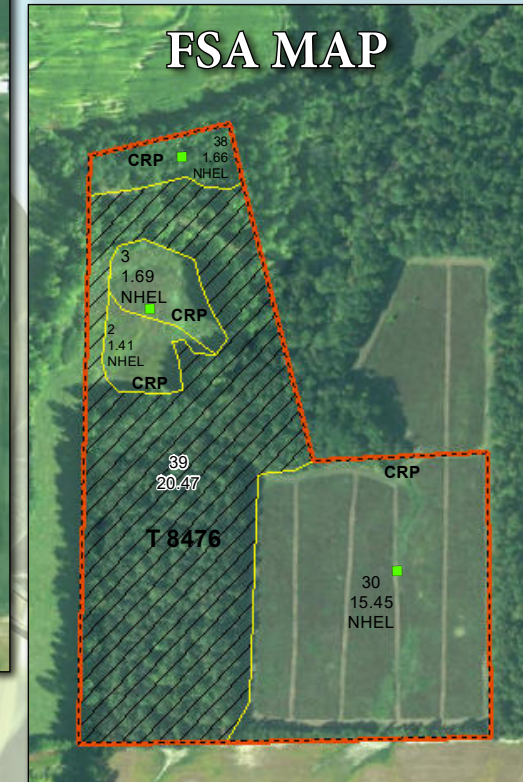
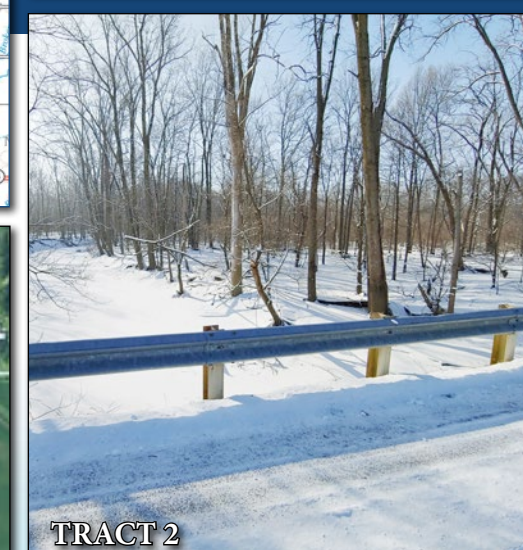
Farmland - 118.67 Acres +/-
Cropland - 118.67
DCP - 60.55
CRP - 24.33

Base Acres - Wheat: 9.78 - PLC 76
Base Acres - Corn 26.44 - PLC 143

INSPECTION DAY: SAT. JAN. 25TH (11AM-1PM)



See our Website for Photos, Details, Maps & Terms



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