

Gorrell Bros.

AUCTIONEERS & REAL ESTATE
1201 N. Williams • Paulding, OH

www.gorrellbros-paulding.com

419-399-4066

REAL ESTATE AUCTION

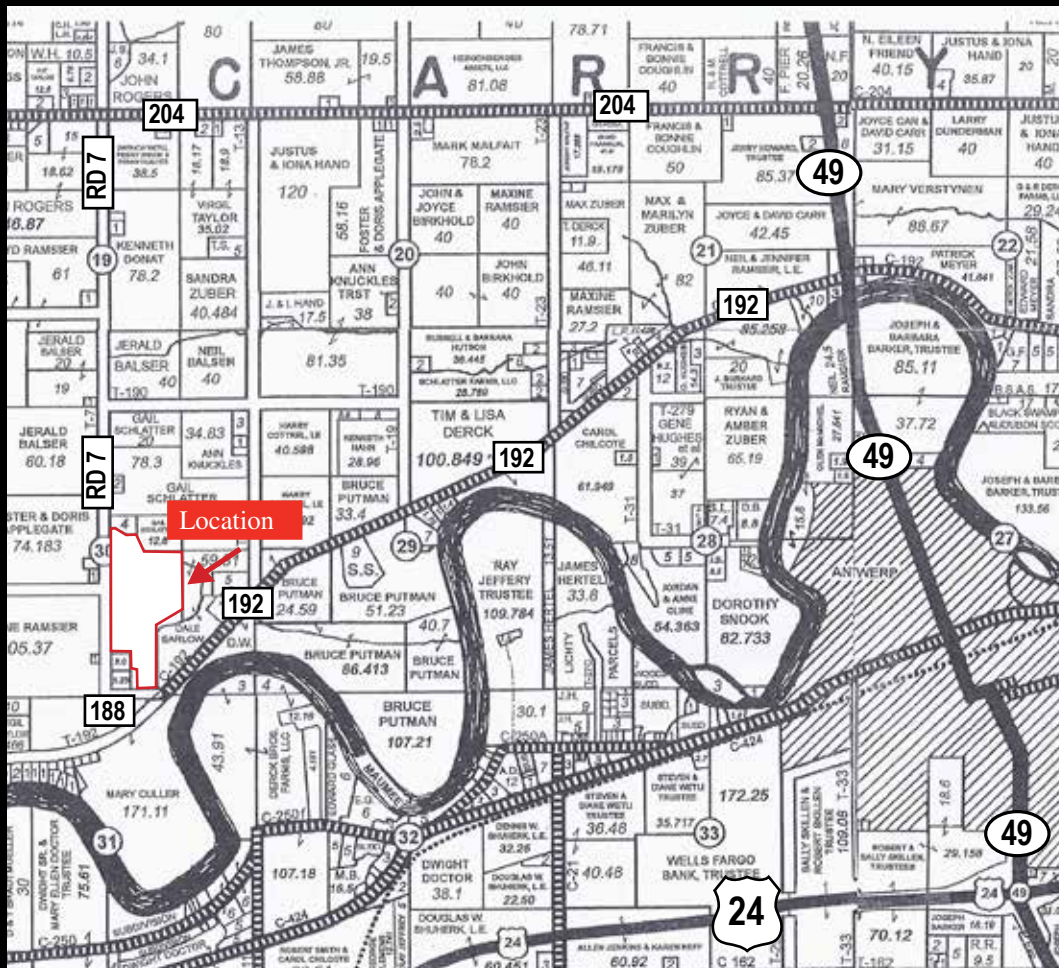
55 Acres

Country Home & Farm Land

Sec.30, Carryall Twp., Paulding Co., OH

Sat., July 14, 2018 • 9:00 A.M.

Offered In 4 Parcels & Combinations



Location: 1476 Rd. 188, Antwerp, OH
... 1 mi. north of Antwerp on Rt. 49 to Rd. 204; Then west on Rd. 204 for 2½ mi to Rd. 7; Then south on Rd. 7 for 1½ mi - or ½ mi north of Antwerp to Rd. 192 (River Rd.); then southwest for 2½ mi. to Rd. 188; then west 1/8 mi --- or --- from Harlan, IN go 6 mi. east on Notestine Rd. to the State Line; then south on State Line Rd. for 200 ft. to Rd. 188; Then east on Rd. 188 for ½ mi; (farm has frontage on two roads) watch for auction signs

Open Inspections:

Thurs., June 21 from 12 Noon. to 1:00 P.M.

Sat., June 30 from 10A.M. to 11 A.M.

Thurs., July 5, from 5 P.M. to 6 P.M.
or call the office

Seller: Wilma Donat Trust, Laurel Hopkins, Successor Trustee, Glenn Troth, Attorney

Sat., July 14th, 2018 @ 9:00 A.M.

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Parcel 1

Parcel 1 --- 1.9+- acres With Home & Barn ... Nice, Newer 1,256+- sq. ft., 2 BR, 1½ Bathroom Ranch Home w/ Central Air, Kitchen, Living Rm., Lg Utility, 2 car detached garage & older barn that needs repair. ... Home appears designed such that an addition is possible-setting on 1.908 acres that is contiguous with Parcels 2 & 3 and can be combined

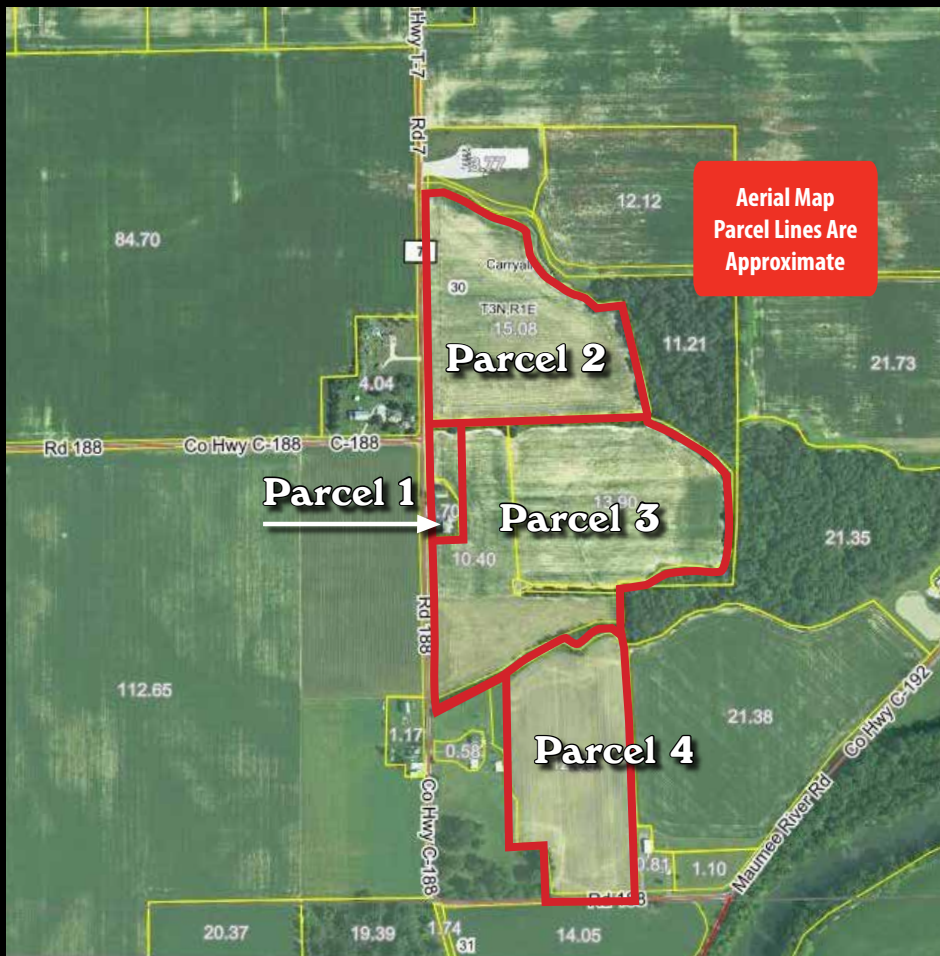
Parcel 2 --- 15.171+- acres of Land ... Lays north of the house site ... FSA indicates 15+- tillable acres. ... Hoytville & Nappanee soil .. Planted to beans w/ Buyer receiving Landlord's share of 2018 crop.

Parcel 3 --- 25.599+- acres of Land ... Lays around the house site. ... FSA indicates 24+- tillable acres. ... Hoytville & Nappanee soil. ... Planted to beans w/ Buyer receiving Landlord's share of 2018 crop.

Parcel 4 --- 12+- acres of Land ... Lays south of Parcel 3. ... FSA indicates 12+- tillable acres. ... Hoytville & Nappanee soil. ... Planted to corn w/ Buyer receiving Landlord's share of 2018 crop.

Auction Location --- At the buildings on Parcel 1

Call or stop in the office for survey, soil maps and FSA information or see info tubes at farm or visit our web site @ www.gorrellbros-paulding.com



Terms: \$5,000 earnest money on the day of auction for each parcel with the balance due at closing on or before Aug. 14, 2018 upon delivery of deed and evidence of marketable title. Multi-parcel bidding

Buyer will receive landlord share of the 2018 crops and will pay landlord share of 2018 crop expenses per the existing crop lease

Multi Parcel Bidding with each parcel offered individually & as any combination during the auction process. Offered subject to seller confirmation

Gorrell Bros. Auctioneers:
Larry D. Gorrell, Broker - Aaron Timm
& Don Gorrell, Auctioneers