

Location: 12839 Ohio - Indiana State Line Road, Hicksville OH, 1 ½ mi southwest of Hicksville on Rt. 2 to Ohio - Indiana Line then south on Ohio - Indiana State Line Rd. for 1 mi.

Open Inspections:

Sat., Aug. 31 - 11 AM to 12 Noon

Wed., Sept. 4 - 5 PM to 6 PM

Sat., Sept. 7 - 11 AM to 12 Noon

Wed., Sept. 18 - 5 PM to 6 PM

Auction held at Defiance Co. Fairgrounds, Hicksville, OH Multi Purpose Bldg

Watch For Auction Today Signs

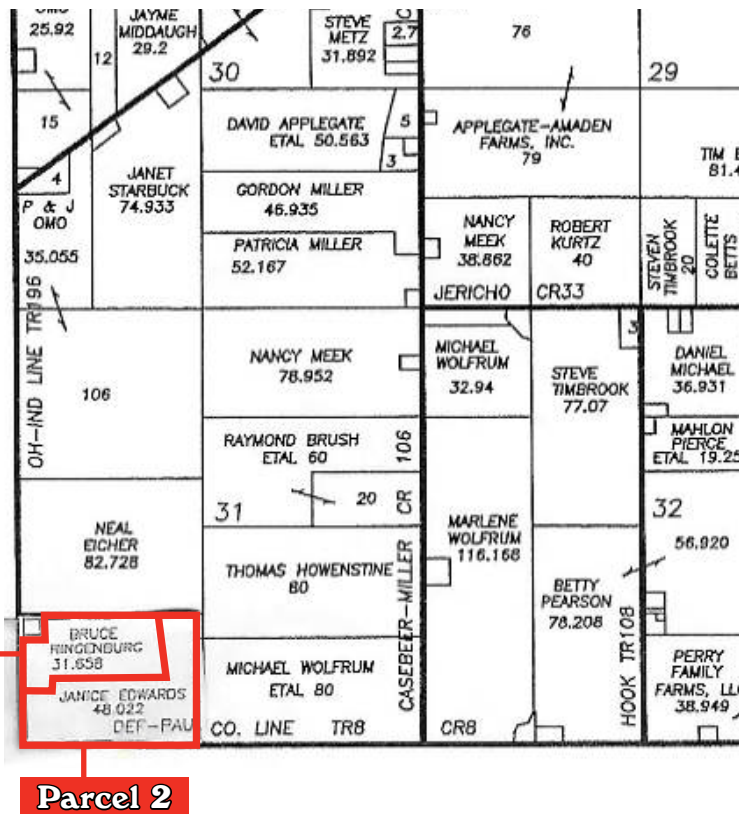
Visit our web site @ www.gorrellbros-paulding.com or see information tubes at the farm or call the office... **Terms:** \$10,000 earnest money for each Auction Parcel on the day of auction w/ closing on or before Oct. 21, 2024 upon delivery of Deed & Owners Policy Of Title Insurance prepared by Attorneys Title Agency Of Northwest Ohio, Possession of buildings and non tillable land at closing & possession of the tillable land as the 2024 crops are harvested with the 2024 crops reserved. The tillable land is cash rented for the 2024 crop year and seller retains the 2024 cash rent payment. *Each parcel will be offered individually*

Sellers: Parcel 1: Shad Edwards, Successor Trustee Of The Stand-By Trust Agreement For The Benefit Of Bruce E. Ringenberg

Parcel 2: Janis K. Edwards

Marc Warncke - Attorney of Clemens, Kohn, Liming & Warncke, Ltd

Larry D. Gorrell - Broker - Kenny Thomas, Sale Manager & Auctioneer: Don Gorrell & Aaron Timm Auctioneers



Gorrell Bros.

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

www.gorrellbros-paulding.com

419-399-4066

REAL ESTATE AUCTION

Sat., Sept. 21, 2024 @ 10 A.M.

79+- Acres - Ringenberg Farm

Hicksville, OH - Defiance Co.

Offered In 2 Parcels

**Country Home & Barns on 31.6 Acres
& 48 Acres of Land**



Auction Parcel 1---31.6+- Acres with country home & outbuildings 2 story house has 2,143+- sq. ft. above grade living area w/ 3 BR, 1 Bathroom, gas forced air heat, central air plus prtl basement and attached 2 car garage, plus frame barn and other outbuildings, Home has been updated over the past but unoccupied for a few years and needs some “sprucing up”, FSA indicates 29.24 tillable acres (Tustison Creek is the east boundary) ,USDA Soil Survey and Auditor indicates predominate soils are Hoytville, Mermill and Haskins

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Parcel 1



Parcel 1



Parcel 1

Auction Parcel 2 --- 48.022+- Acres Land
FSA indicates 39.5 acres tillable with a nice 7+- acre wooded area in the southeast corner along the Paulding / Defiance Co. Line Rd. Tustison Creek traverses southeast part near the woods and borders the north part. USDA Soil Survey and Auditor indicates predominate soils are Hoytville, Mermill and Haskins.



Parcel 2



Parcel 2