

Farm Location 1 mi southeast of Ney on Rt. 15 to Mulligan Bluff Rd; then south 2 mile to Gipe Rd.; then east ¼ mi

Auction Location Gorrell Bros. Auction Facility - 1201 N. Williams St., Paulding, OH

A Gorrell Bros. Representative will be at the farm on Sat., June 26 from 11:00 A.M. to 12 noon

Call or stop in the office for additional auction information or visit our web site @ www.gorrellbros-paulding.com or see information tubes at the farms

Terms: : \$5,000 earnest money on the day of auction upon the signing of the purchase agreement with balance due at closing on or before Aug. 9, 2021 upon delivery of deed and certificate of title.

Possession: The tillable land is cash rented for the 2021 crop year and possession of the tillable land given after closing upon the harvest of the 2021 crops. Seller will retain the 2021 cash rent. Possession of the non tillable land at closing. Real estate taxes will be prorated to the date of closing.

Sellers: Mark A. Johnston - and - Edward P. Johnston, Sr. Estate, Cindy Anne Rosebrock & Catherine Shannon Johnston, Co-Ex, Pldg Co. Probate Crt Case 20201097, James M. Sponseller, Attorney For Sellers

Gorrell Bros. Auctioneers & Real Estate
Larry D. Gorrell, Broker
Aaron Timm & Don Gorrell, Auctioneers



Gorrell Bros.

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

www.gorrellbros-paulding.com

419-399-4066

LAND AUCTION

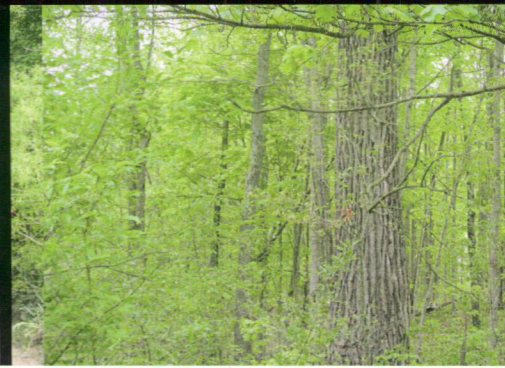
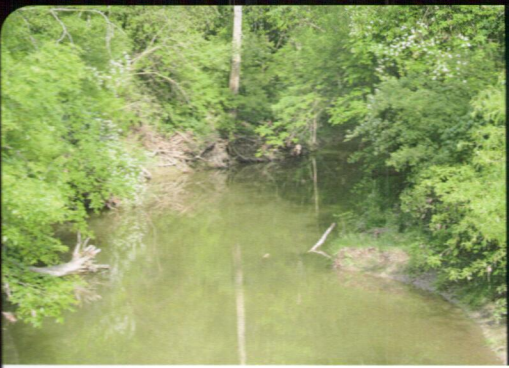
Wed., July 7, 2021 @ 5 P.M.

73+- Acres

Ney, OH - Defiance Co.

Farm Land

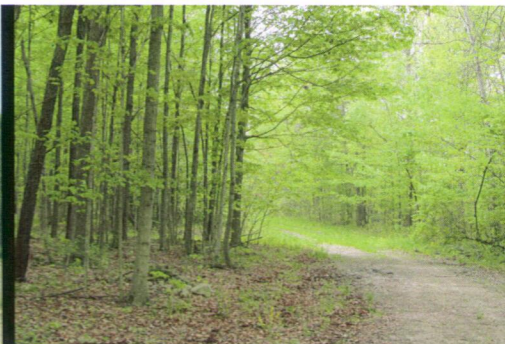
Wooded Recreational Land



47+- acres of woods and non tillable area with Mud Creek traversing the farm



15+- tillable acres near Gipe Rd. plus an approximate 7+- acre creek bottom area & small open tillable area in the southwest corner



The balance is wooded, rolling, recreational land with a nice camp site area that is approximately 600 ft. off of Gipe Rd. along the dirt lane that meanders through the farm



Copy Of Farm Service Agency Abbreviated 156 Farm Record Farm 3155 Tract 10271

Ohio	U.S. Department of Agriculture	FARM: 3155
Defiance	Farm Service Agency	Prepared: 6/2/21 2:51 PM
Report ID: FSA-156EZ	Abbreviated 156 Farm Record	Crop Year: 2021
		Page: 1 of 2

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: 1760 = 3154, 3155

Farms Associated with Operator:

ARC/PLC G/F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
72.95	25.83	25.83	0.0	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	25.83	0.0	0.0					

ARC/PLC

PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
NONE	WHEAT, SOYBN	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	3.2	37	0.00
SOYBEANS	20.7	22	0.00
Total Base Acres:	23.9		

Tract Number: 10271 Description: K-4 1C SEC 2 ON GIPE RD E OF MULLIGANS BLF RD

FSA Physical Location: Defiance, OH ANSI Physical Location: Defiance, OH

BIA Range Unit Number:

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

Wetland Status: Tract does not contain a wetland

WL Violations: None

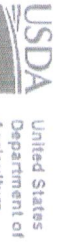
Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
72.95	25.83	25.83	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	25.83	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	3.2	37	0.00
SOYBEANS	20.7	22	0.00
Total Base Acres:	23.9		

Owners: JOHNSTON, EDWARD

JOHNSTON, MARK

Copy Of Farm Service Agency Aerial Map – Farm 3155 Tract 10271



Defiance County, Ohio

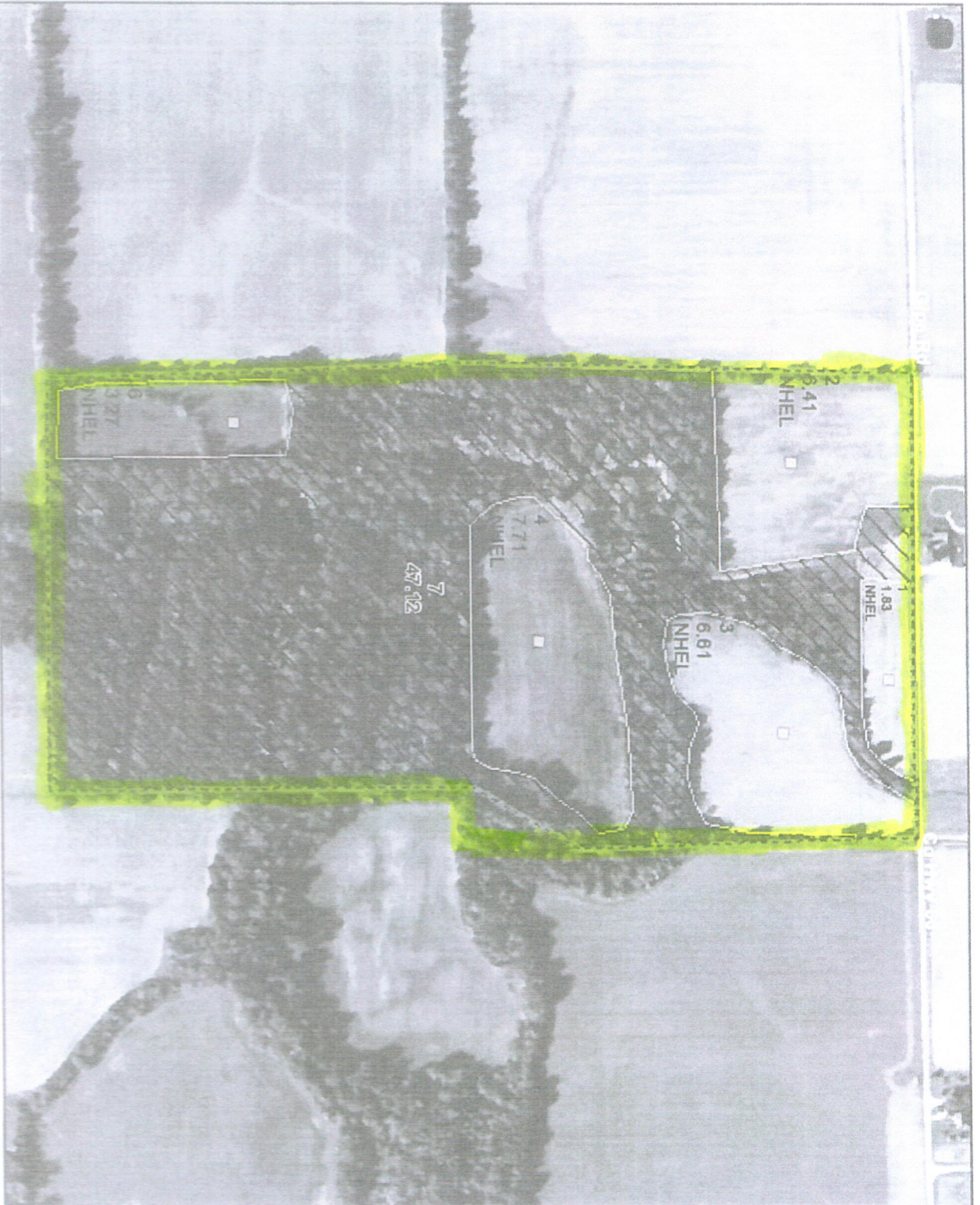
Farm 3155

Tract 10271

2021 Program Year

Map Created November 25, 2020

Defiance County
 Farm Service Agency
 06879 Evansport Rd - Suite D
 Defiance, OH 43512
 419-782-4781 (P)
 855-832-5980 (T)



Tract Cropland Total: 25.83 acres

Common Land Unit

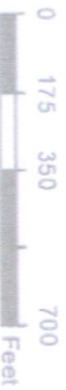
- Non-Cropland
- Cropland
- CRP
- Tract Boundary

Wetland Determination

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

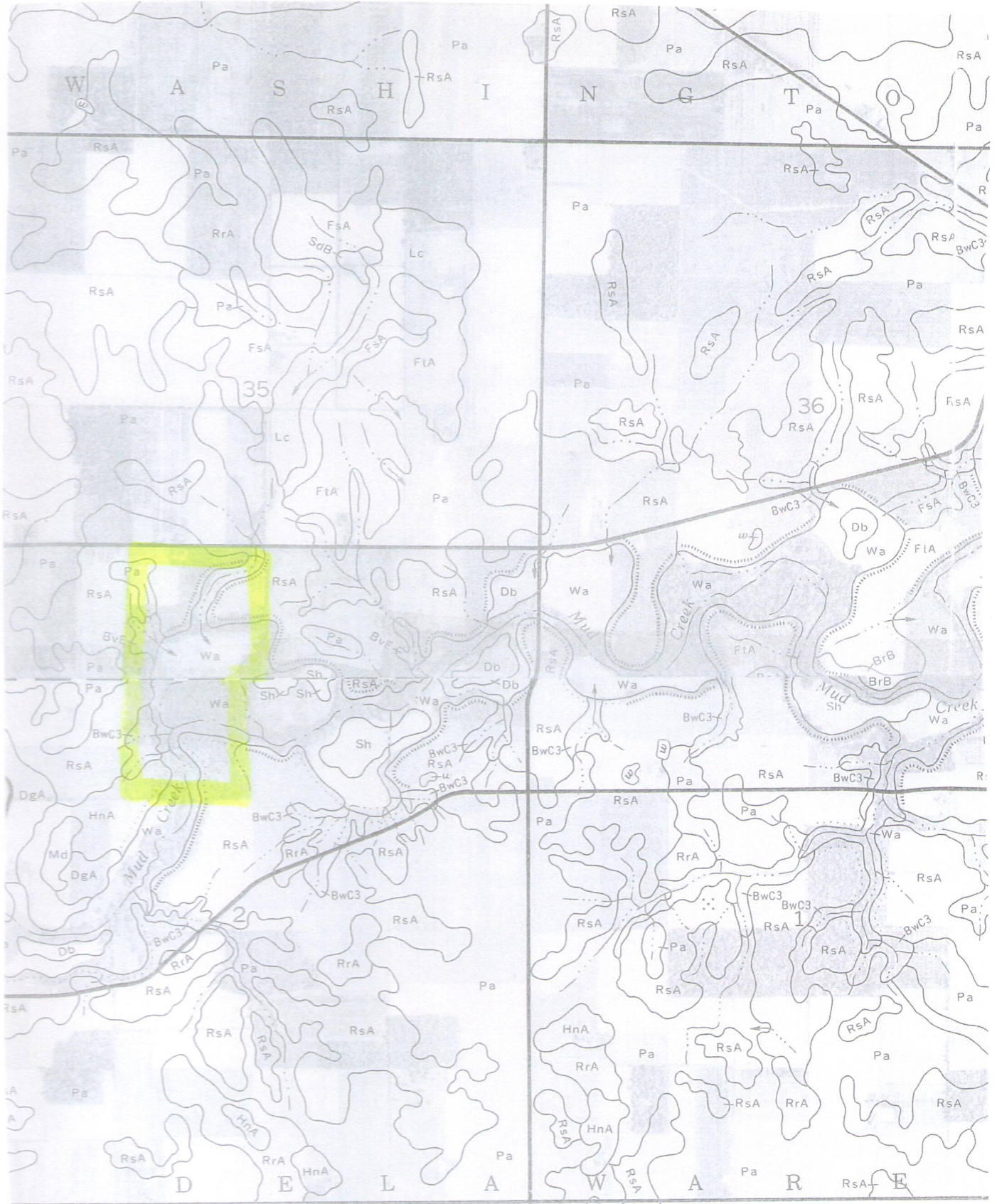
All of the following are true unless otherwise indicated:

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



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 owner's hip, 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).

Copy Of USDA Soil Survey Map



**The farm consists of 2 Auditor Parcels.
Total Annual Real Estate Taxes Are \$1,622.48**

**Parcel L15-0035-0-004-02 is for 40 acres in Sec. 35, Washington Twp
Per Auditor, Real Estate Taxes For This Parcel are \$1,163.24**

**Parcel C17-0002-0-004-00 is for 32.83 acres in Sec. 2, Delaware Twp.
Per Auditor Real Estate Taxes For This Parcel are \$459.24**