

Gorrell Bros.

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

419-399-4066

www.gorrellbros-paulding.com

Land Auction

Thurs., Aug. 17, 2023 @ 5 P.M.

84+- Acres

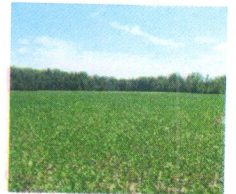
**In Sec. 10, 3 & 4 Jackson Twp. - Paulding Co., OH
Offered In 3 Parcels & Combinations**

Parcel 1 Location: 3 mi east of Paulding on Charloe Trail (C-138) to Rd. 131; then north on Rd. 131 for ¼ mi
A Gorrell Bros. Representative will be at Parcel 1 on Fri., Aug. 4 from 4 - 5 PM



Parcel 1 ---20+- Acres ... Nice livestock farm with 2 pole barns (Auditor shows 44' x50' & 42' x64'), plus wire cron creb, perimeter & interior pasture fence, well, shaded front site, stone driveway, etc. (this is where the beautiful Hereford cattle were kept)
Auditor Parcel 20-10S-005-00 Annual Taxes \$391.44+-

Parcel 2 ---47.471+- Acres... (1mi north of Parcel 1 off of Co Rd 111)
Wooded & Tillable - includes a 20 ft. deeded lane from Co Rd 111 to the farm that lays "back in off the road". The neighboring land owner to the north has an easement for ingress and egress over the 20 ft. lane ...USDA soil survey indicates Roselm & Broughton soils; FSA indicates 33.26 acres tillable; partially borders Flat Rock Creek with wooded areas around the perimeter
Auditor Parcels 20-03S-002-00 & 20-03S-003-01 Annual Taxes \$232.86+-



Parcel 3 ---16.346+- Acres ... (¼ mi north of Parcel 1 to Rd. T-156); then west on Rd. T-156 for ¼ mi Wooded & Tillable Parcel w/ access from dirt Rd. T 156 (runs west & dead ends from Co Rd 111)-; USDA soil survey indicates Latty & Nappenee soils; FSA indicates 14.1 tillable acres with the rear of farm bordering Flat Rock Creek, where there is a wooded area.
Auditor Parcel 20-04S-008-00 Annual Taxes \$256.68+-



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

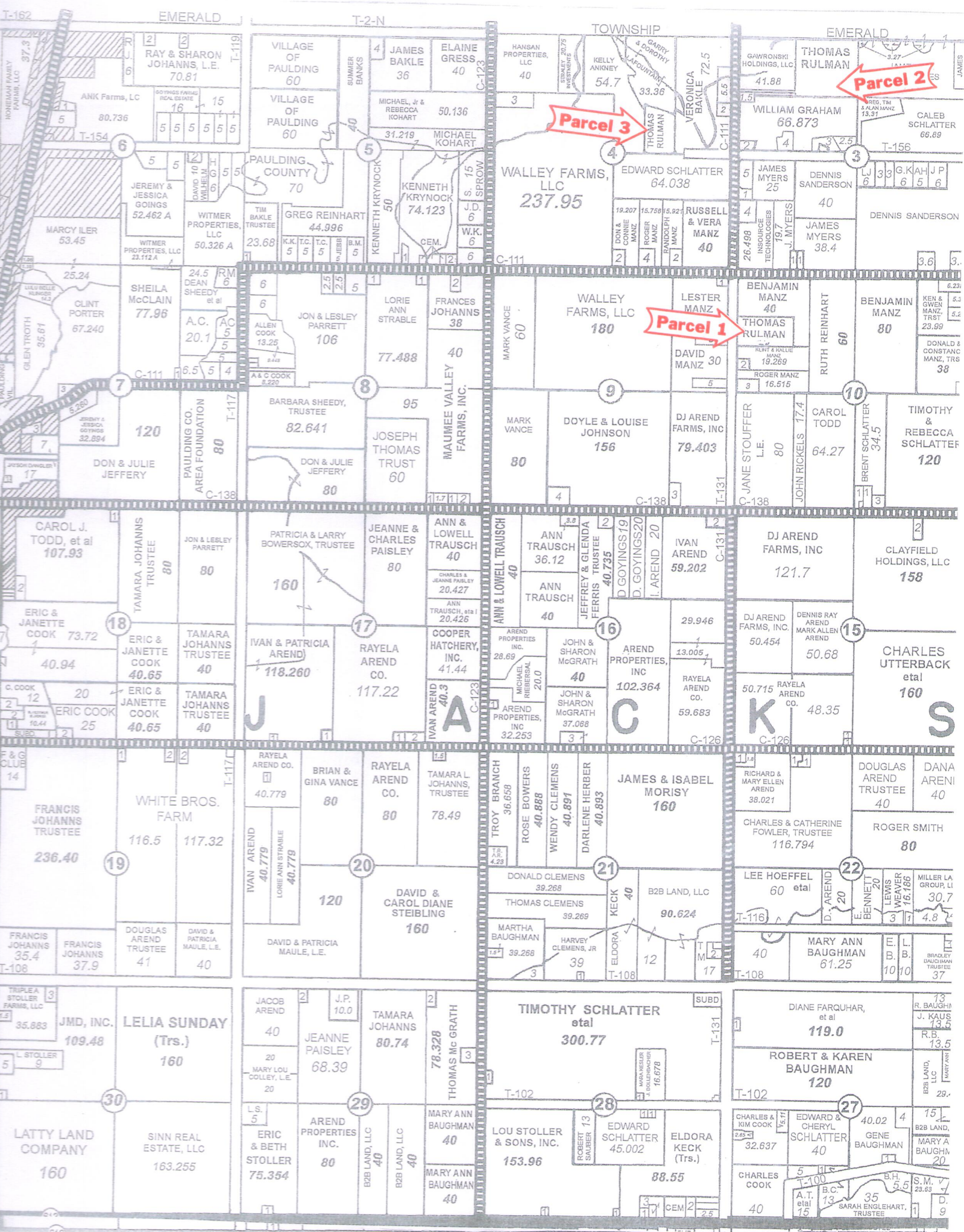
Terms: \$5,000 earnest money for each parcel on day of auction w/closing on or before Sept. 18, 2023 upon delivery of deed & evidence of marketable title ... Possession of Parcel 1 and the non tillable areas of Parcels 2 & 3 at closing; Possession of the tillable area on Parcels 2 & 3 at closing as the 2023 crops are harvested - Parcels 2 & 3 are cash rented for 2023 and Seller retains the cash rent payments for 2023. Real Estate taxes will be prorated to the date of closing.

Multi Parcel Bidding with each parcel offered individually & as any combination

Seller: A. Jane Stouffer; Norman E. Cook, Attorney

**Gorrell Bros. Auctioneers - Larry D. Gorrell, Broker
Aaron Timm, Don Gorrell & Kenny Thomas, Real Estate Agents And Auctioneers**

Plat Map For All Three Parcels



Parcel 2

Parcel 3

Parcel 1

Farm 6062

Tract 1443

Map Created July 11, 2023

Paulding County FSA Office
260 A Dooley Drive
Paulding, OH 45879
Phone: (419)399-3841
Fax: (855)841-6796

Common Land Unit

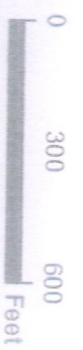
- CLU Boundary
- Conservation CRP Reserve Program

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



FSA Aerial Map For Subject Tract 1 Boundary Lines Are Approximate

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 Agency Program (NAAP) 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).



FSA Aerial Map For Subject Tract 2 Boundary Lines Are Approximate



Farm 6062

Tract 1436

Map Created July 11, 2023

Paulding County FSA Office
260 A Doolley Drive
Paulding, OH 45879
Phone: (419)399-3841
Fax: (855)841-6796

Common Land Unit

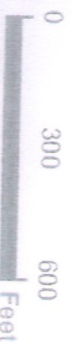
- CLU Boundary
- Conservation Reserve Program

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



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FSA Aerial Map For Subject Tract 3 Boundary Lines Are Approximate



Farm 6062

Tract 1423

Map Created July 11, 2023

Paulding County FSA Office
 260 A Doolley Drive
 Paulding, OH 45879
 Phone: (419)399-3841
 Fax: (855)841-6796

Common Land Unit

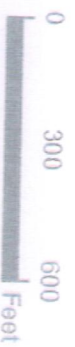
- CLU Boundary
- Conservation Reserve Program

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

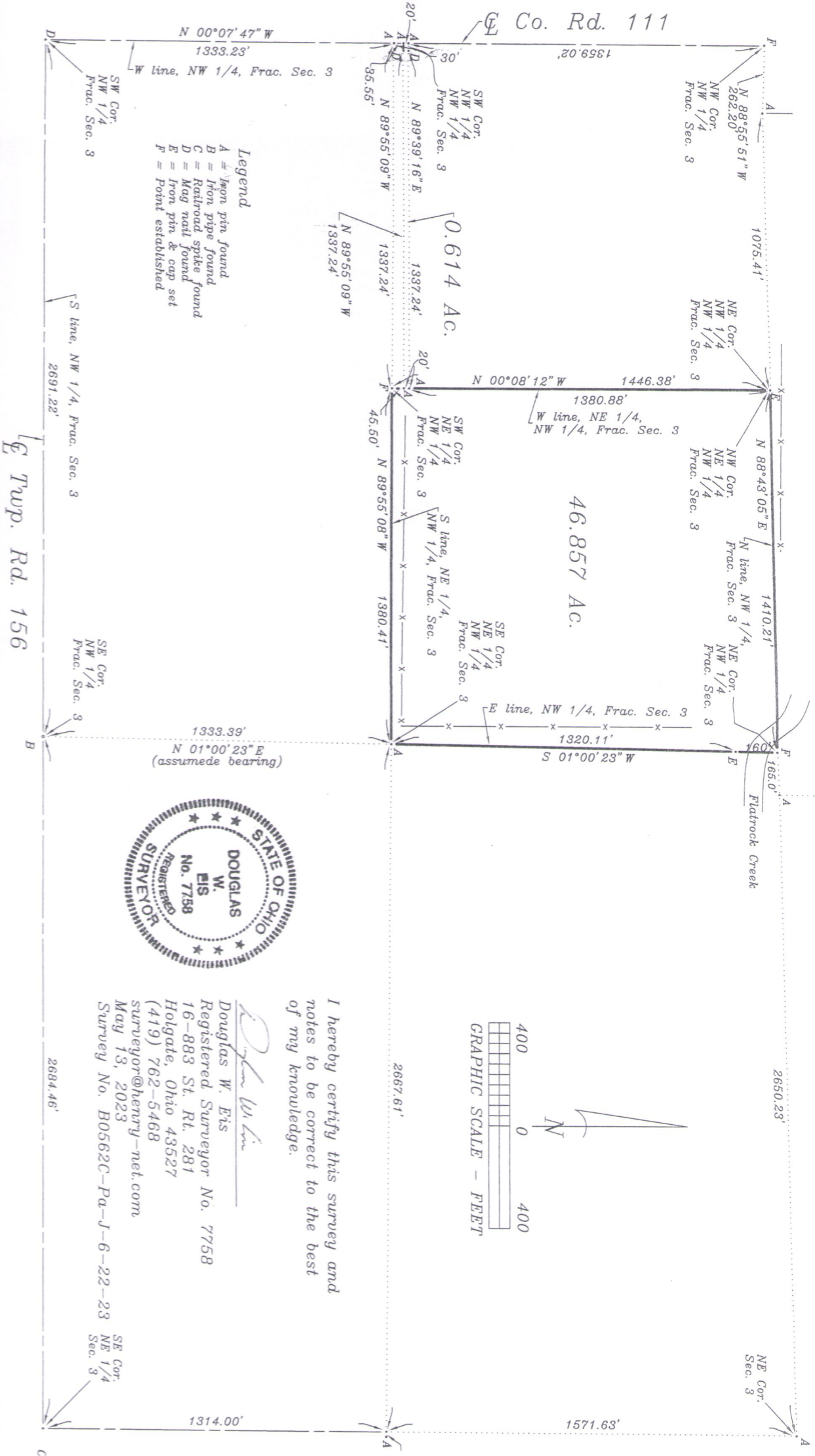


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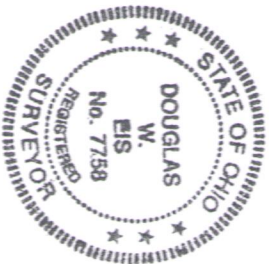
Parcel 2 Survey For The 46.857 Acre Area (Parcel 2 is 47.471+ Acres, That Includes The .614 Acre Lane)

Plat of Survey
 Being the Northeast quarter (1/4) of the Northwest quarter (1/4) of Fractional Section 3, Township 2 North, Range 3 East, Jackson Township, Paulding County, Ohio.

For: Jane Stouffer
 Deed Ref: OR 611, Pg. 2455

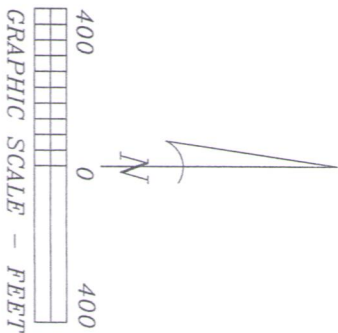


Legend
 A = Iron pin found
 B = Iron pipe found
 C = Railroad spike found
 D = Mag nail found
 E = Iron pin & cap set
 F = Point established



I hereby certify this survey and notes to be correct to the best of my knowledge.

Douglas W. Eiss
 Douglas W. Eiss
 Registered Surveyor No. 7758
 16-883 St. Rt. 281
 Holgate, Ohio 43527
 (419) 762-5468
 surveyor@henry-net.com
 May 13, 2023
 Survey No. B0562C-Pa-J-6-22-23



Co. Rd. 156

2691.22'

SE Cor.
 NE 1/4
 Sec. 3

1314.00'

2667.61'

1571.63'

2650.23'

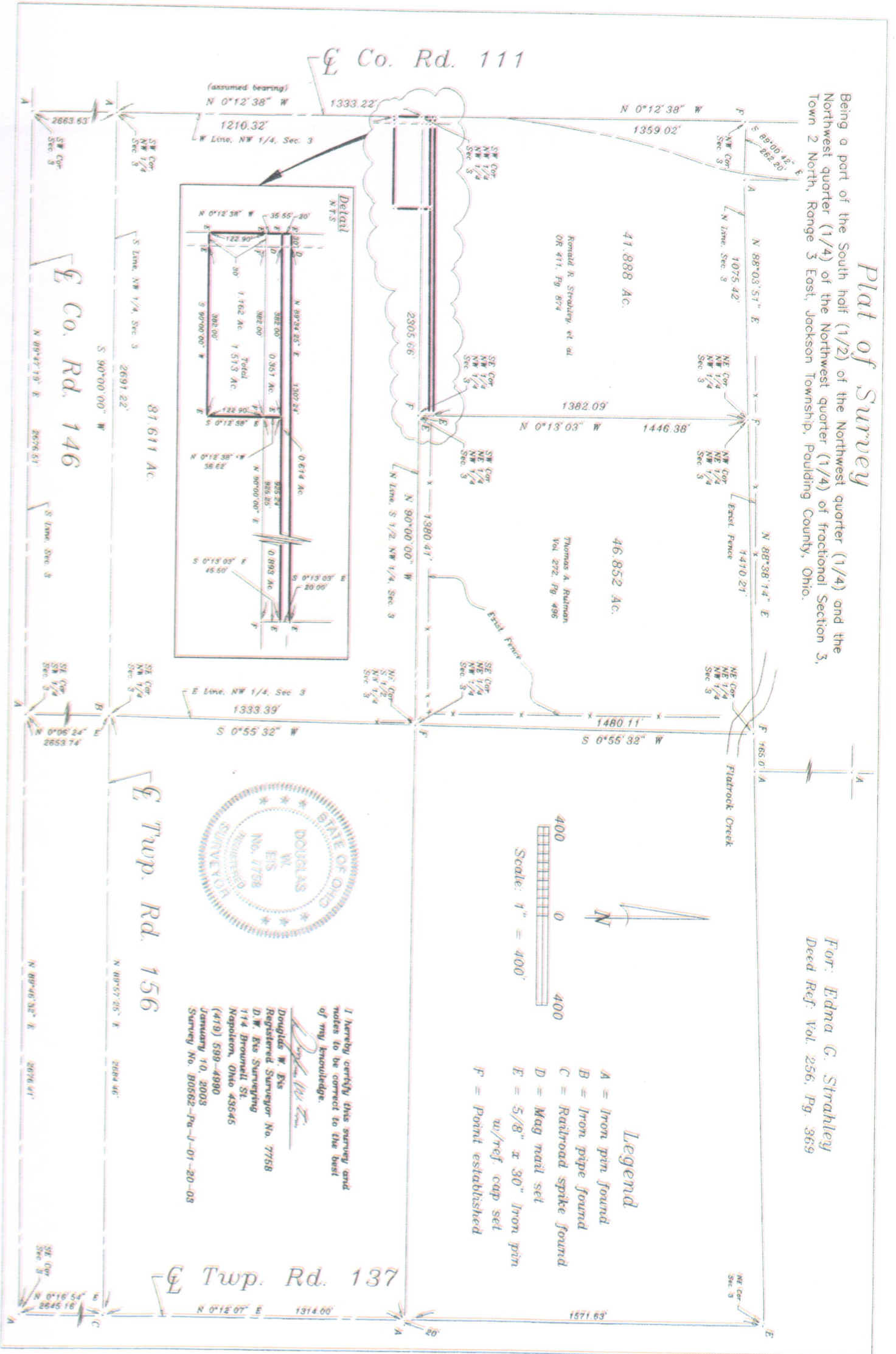
NE Cor.
 Sec. 3

Parcel 2 Survey For The 20 Ft. Lane From Co Rd 111

Plat of Survey

Being a part of the South half (1/2) of the Northwest quarter (1/4) and the Northwest quarter (1/4) of the Northwest quarter (1/4) of fractional Section 3, Town 2 North, Range 3 East, Jackson Township, Paulding County, Ohio.

For: Edna G. Strahley
Deed Ref: Vol. 256, Pg. 369



Legend

- A = Iron pin found
- B = Iron pipe found
- C = Railroad spike found
- D = Mag nail set
- E = 5/8" x 30" Iron pin w/ref. cap set
- F = Point established

I hereby certify this survey and notes to be correct to the best of my knowledge.

Douglas W. Eiss
Douglas W. Eiss
Registered Surveyor No. 7758
D.W. Eiss Surveying
114 Brownell St.
Napoleon, Ohio 43545
(419) 599-4990
January 10, 2003
Survey No. B0562-Pa-J-01-20-03



Co. Rd. 146

Twp. Rd. 156

Twp. Rd. 137

NW Cor.
NE 1/4
Sec. 4

706.20'

S 89°49'01" E
639.54'
N line, NE 1/4, Sec. 4

1327.42'

NE Cor.
NE 1/4
Sec. 4

2747.80'

Kelly J. Ankney
589/1425
54.725 Ac.

Gary R. Jackman
577/1256
33.36 Ac.

Glenn M & Veronica R. Bakle
569/1471
78.5 Ac.

- Legend**
- A = Mag nail found
 - B = Iron pin found
 - C = Point Established
 - D = Iron pipe found prev. survey
 - E = Iron pin & cap set

Survey Ref:
Westhoven, 1993
Ets, 2000

SW Cor.
NE 1/4
Sec. 4

704.54'

N 00°16'07" E
1145.82'

16.346 Ac.

E line, W 1/2, NE 1/4, Sec. 4
650.00'

S 00°12'39" W

S line, NE 1/4, Sec. 4
1346.97'

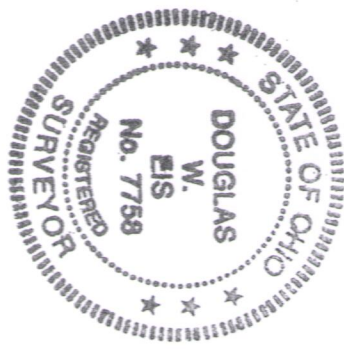
SE Cor.
NE 1/4
Sec. 4

S 00°07'47" E

Plat of Survey

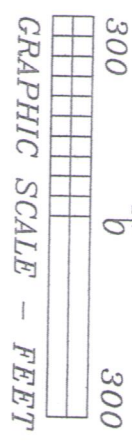
Being a part of the West half (1/2) of the Northeast quarter (1/4) of Section 4, Township 2 North, Range 3 East, Jackson Township, Paulding County, Ohio.

For: Jane Stouffer
Deed Ref: OR 611, Pg. 2455



Twp. Rd. 156

Parcel 3 Survey



I hereby certify this survey and notes to be correct to the best of my knowledge.

Douglas W. Eis
 Douglas W. Eis
 Registered Surveyor No. 7758
 16-883 St. Rt. 281
 Holgate, Ohio 43527
 (419) 438-5786
 surveyor@henry-net.com
 May 13, 2023
 Survey No. B0562B-Pa-J-6-13-23

USDA Farm Service Agency Farm Record For All Parcels (page 1 of 3)

PDF.js viewer

<https://mail.bright.net/-/1581531014/webmail/client/inc/pdfj...>

OHIO
PAULDING
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 6062

Prepared : 7/11/23 8:09 AM CST

Crop Year : 2023

See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
CRP Contract Number(s) : None
Recon ID : 39-125-2009-230
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
90.67	66.49	66.49	0.00	0.00	0.00	0.00	0.0	Active	3
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	66.49	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	WHEAT, CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	3.50	0.00	49	
Corn	12.06	0.00	112	
Soybeans	15.54	0.00	40	
TOTAL	31.10	0.00		

NOTES

Tract Number : 1423
Description : JACKSON SEC 4
FSA Physical Location : OHIO/PAULDING
ANSI Physical Location : OHIO/PAULDING
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : JANE STOUFFER
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
22.90	14.10	14.10	0.00	0.00	0.00	0.00	0.0

USDA Farm Service Agency Farm Record For All Parcels (page 2 of 3)

PDF.js viewer

<https://mail.bright.net/-...1581531014/webmail/client/inc/pdfj...>

OHIO
PAULDING
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 6062

Prepared : 7/11/23 8:09 AM CST

Crop Year : 2023

Abbreviated 156 Farm Record

Tract 1423 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	14.10	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	0.74	0.00	49
Corn	2.56	0.00	112
Soybeans	3.30	0.00	40
TOTAL	6.60	0.00	

NOTES

Tract Number : 1436

Description : JACKSON SEC 3
 FSA Physical Location : OHIO/PAULDING
 ANSI Physical Location : OHIO/PAULDING
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : JANE STOUFFER
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
47.27	33.26	33.26	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	33.26	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	1.75	0.00	49
Corn	6.03	0.00	112
Soybeans	7.77	0.00	40
TOTAL	15.55	0.00	

NOTES

USDA Farm Service Agency Farm Record For All Parcels (page 3 of 3)

PDF.js viewer

https://mail.bright.net/-----1581531014/webmail/client/inc/pdfj...

OHIO
PAULDING



United States Department of Agriculture
Farm Service Agency

FARM : 6062

Prepared : 7/11/23 8:09 AM CST

Form: FSA-156EZ

Crop Year : 2023

Abbreviated 156 Farm Record

Tract Number : 1443
Description : JACKSON SEC 10
FSA Physical Location : OHIO/PAULDING
ANSI Physical Location : OHIO/PAULDING
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : JANE STOUFFER
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
20.50	19.13	19.13	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	19.13	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	1.01	0.00	49
Corn	3.47	0.00	112
Soybeans	4.47	0.00	40
TOTAL	8.95	0.00	

NOTES

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