

Gorrell Bros.

AUCTIONEERS & REAL ESTATE

1201 N. Williams • Paulding, OH

www.gorrellbros-paulding.com

419-399-4066

LAND AUCTION

Sat., Nov. 6, 2021

@ 9:00 A.M.

80+- Acres

"Shininger Farm"

Sec. 5, Emerald Twp., Pldg Co., OH

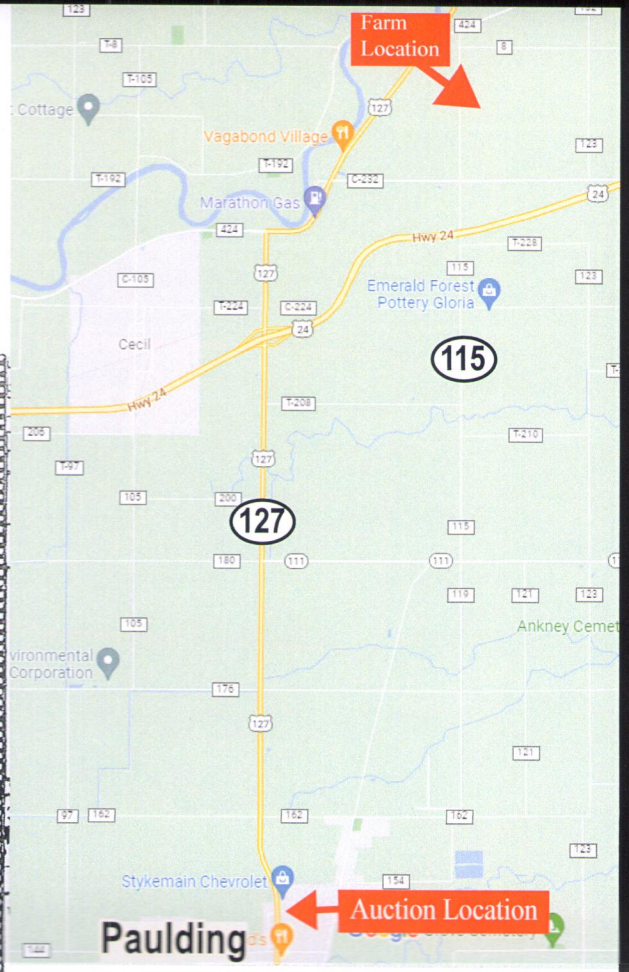
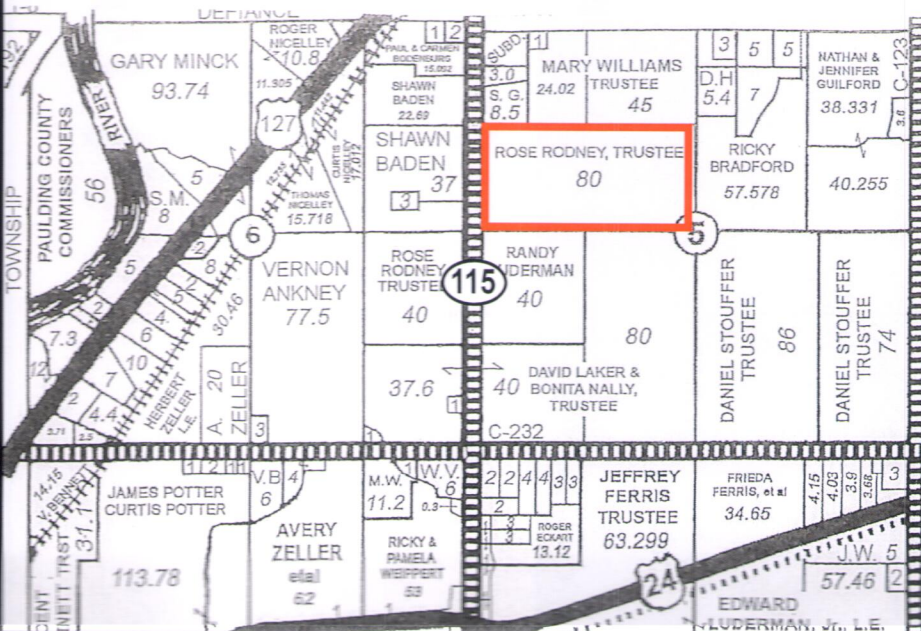
Offered in 2 Parcels & Combination

Country Home - Farm Land

Auction Location:

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

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





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Parcel 1

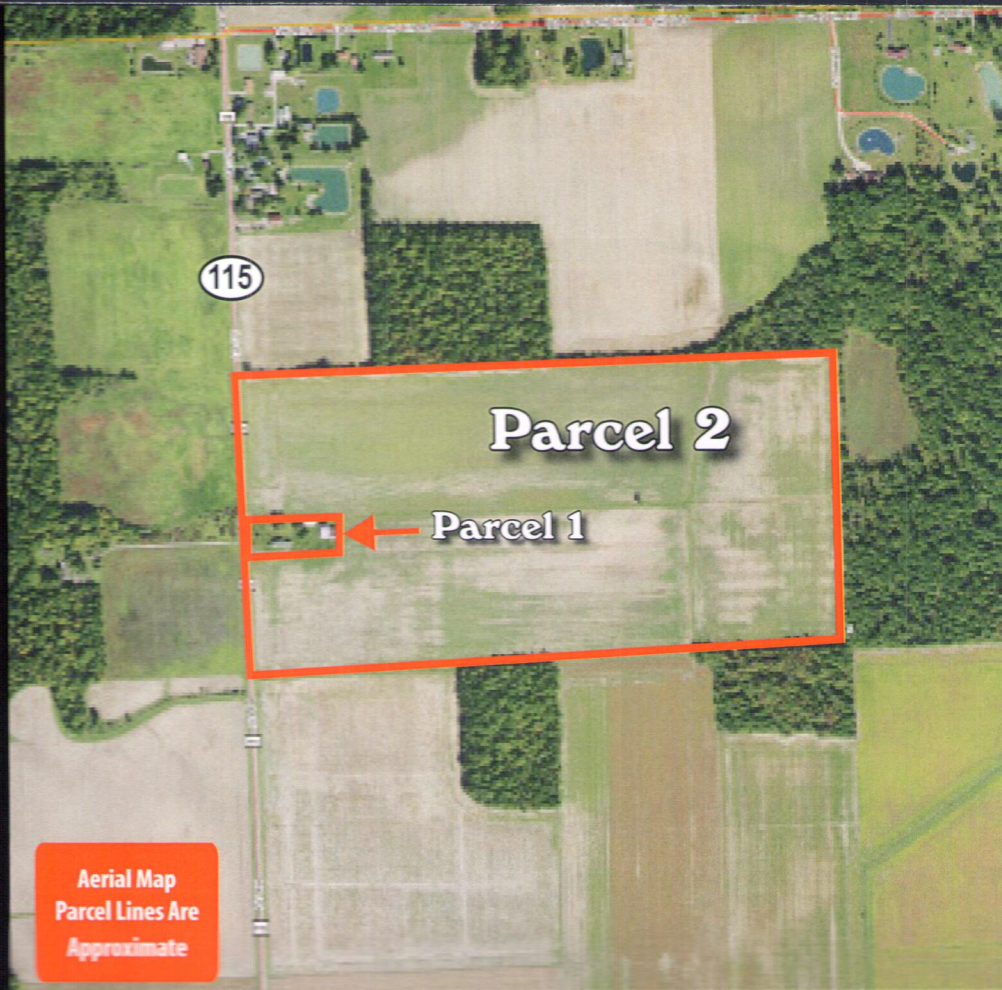
Parcel 2

Auction Parcel 1: 2+- Acres With Buildings Located at 18580 Rd. 115, Cecil, OH • 7 mi north of Paulding on Rd C-115 (Emerald Rd) 1 mi north of Rt. 24 • 2 story "farm house" with 2 car garage; frame barn with large lean-to & machinery storage building • home looks pretty good from the road - the inside is a "fixer upper" • buying it in its "everyday" condition - investors and speculators are welcomed

Auction Parcel 2: 78+- Acres Tillable Land
Farm land that surrounds the home site
Nearly all tillable • Auditor & USDA Soil Survey indicates Paulding & Roselm type soils

Open Inspections Saturday, Oct. 23: 10 to 11 A.M.

Wednesday, Oct. 27: 4 to 5 P.M. / Sunday, Oct. 31: 1 - 2 P.M.



Aerial Map
Parcel Lines Are
Approximate

Terms: \$5,000 earnest money for each Parcel on the day of auction upon the signing of the purchase agreement with the balance due at closing on or before Dec. 6, 2021 upon delivery of Deed & Certificate Of Title

Sellers: Family of Paul Richard & Rita Marie Shininger; (Anthony & Beth Shininger and Rose R. Rodney, Trustee and Barbara Shininger and William & Carolyn Shininger and Connie Adams and Roxana & Robert Timbrook and Robert A. Timbrook, Jr., Adm of the Allen James Shininger Estate, Pldg Co. Probate Crt Case 20211048; Brian Gorrell of Cook & Gorrell LTD, Attorney for Sellers

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

Farm 621

Tract 180

Map Created October 13, 2021

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



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 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).

USDA Farm Service Agency Copy Of Abbreviated 156 Farm Record
Includes 40 acres in Sec. 6, Emerald Twp. that is not included in the Auction

OHIO
 PAULDING
 Form: FSA-156EZ



FARM : 621
 Prepared : 10/13/21 1:29 PM
 Crop Year : 2022

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
 Farms Associated with Operator :
 CRP Contract Number(s) : None
 Recon ID : None
 Transferred From : None
 ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
119.04	112.54	112.54	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	112.54	0.00		0.00		0.00	0.00	0.00

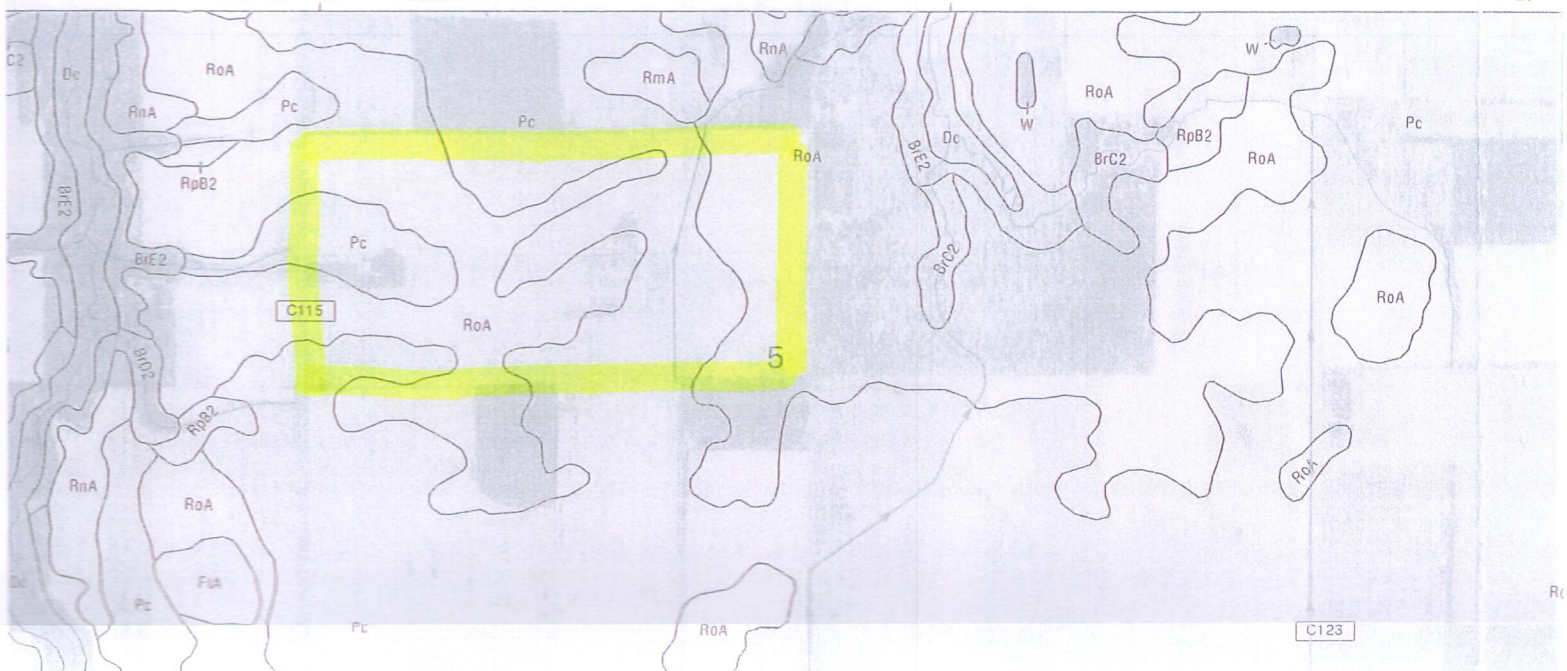
Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	28.80	0.00	45	
Corn	0.70	0.00	118	
Soybeans	70.60	0.00	28	
TOTAL	100.10	0.00		

Copy Of USDA Soil Survey



Paulding County, Ohio - Property Record Card

Parcel: 16-05S-007-00
Card: 1

Per Paulding County Auditor,
Annual Real Estate Taxes are
\$1,303.54

GENERAL PARCEL INFORMATION

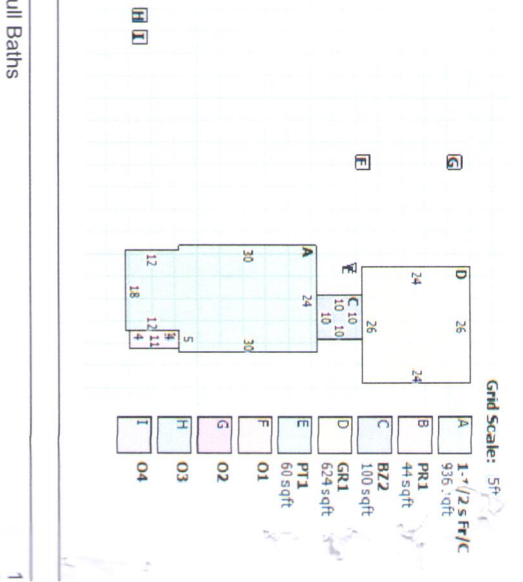
Owner: RODNEY ROSE RITA TRUSTEE ETAL
Property Address: 18580 RD 115 45821
Mailing Address: 14073 BLAIR RD
SHERWOOD OH 43556
Land Use: 101 - CASH - GRAIN OR GENERAL FARM
Legal Description: S1/2 NW1/4 EMERALD TWP S-5

VALUATION

Land Value	\$406,000.00	Assessed	\$142,100.00
Improvements Value	\$51,200.00		\$17,920.00
CAUV Value	\$72,340.00		\$25,320.00
Taxable Value			\$160,020.00

RESIDENTIAL

Building Style	CONVENTIONAL
Year Built	1901
Stories	1.5
Finished Area	1684
First Floor Area	936
Half Floor Area	748
Upper Floor Area	0
Rooms	6
Bedrooms	4
Family Rooms	0



LAND

Land Type	Acreage	Depth	Frontage	D. Factor	Value
A0 - Row	1	0	0	0	0
A5 - A5	77.983	0	0	100	389920
A8 - Woodland	0.017	0	0	300	90
AH - Homeste	1	0	0	100	16000

ADDITIONS

Description	Area	Year Built	Value
PR1 - Porch Frame -	44	0	\$1,680.00
GR1 - Garage Frame	624	0	\$10,380.00
BZ2 - Breezeway	100	0	\$4,770.00
PT1 - Patio Concrete	60	0	\$280.00

IMPROVEMENTS

Description	Year Built	Dimension	Area	Value
Lean-to - 116	1901	42x42	1764	\$1,300.00
Lean-to - 116	1901	36x16	576	\$400.00
Flat Barn	1901	42x36	1512	\$2,200.00
Shed	1901	46x26	1196	\$1,900.00

AGRICULTURAL

Land Type	Land Usage	Soil Type	Acres	Value
C - Crop	C - Crop	PC	36.449	41550
C - Crop	C - Crop	ROA	39.977	14390
W - Forestry	W - Woodland	PC	0.589	150
W - Forestry	W - Woodland	ROA	1.074	250
O - Other	O - Other	PC	0.443	0
O - Other	O - Other	ROA	0.468	0

SALES

Date	Buyer	Seller	Price
7/12/2016	RODNEY ROSE RITA	RODNEY ROSE RITA ETAL 0	
6/7/2016	RODNEY ROSE RITA ETAL	RODNEY ROSE RITA ETAL 0	
4/3/2009	RODNEY ROSE RITA ETAL	SHININGER RITA MLFE 0	
5/7/1991	SHININGER RITA M	Unknown	

COMMERCIAL