

Gorrell Bros.

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

www.gorrellbros-paulding.com
419-399-4066

LAND AUCTION

Wed., Aug. 24, 2022

@ 5:00 P.M.

30+- Acres

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

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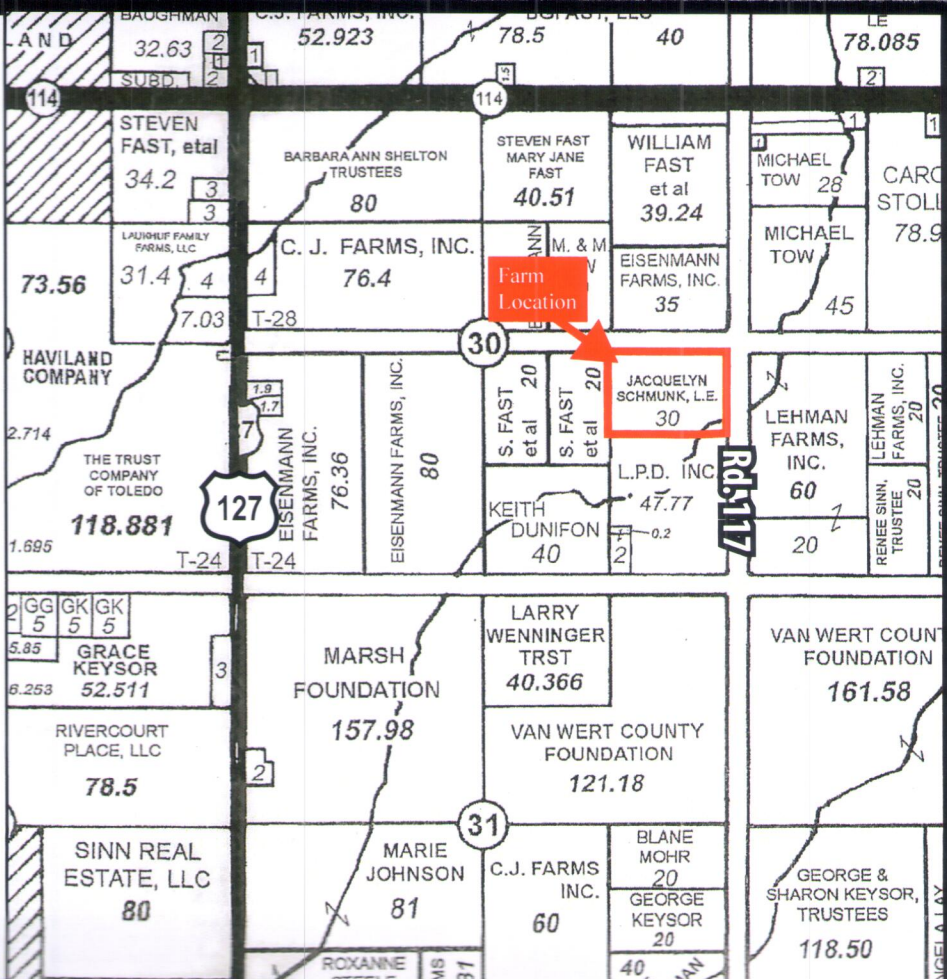
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Call or stop in the office for bidder's packet
or visit our website @ www.gorrellbros-
paulding.com or see info tubes at the farm.

Terms: \$10,000 earnest money on the day of
auction with closing on or before Sept. 26,
2022, upon delivery of deed and Owner's
Policy of Title Insurance.

**Sellers: James & Tonda Schmunk,
Gary Schmunk, Kathleen & John Smith
and Christine & John Draggoo - Family
of James & Jacquelyn Schmunk (the farm
has been in the Schmunk / Tow family
for 3 generations - none of the
current owners farm)**

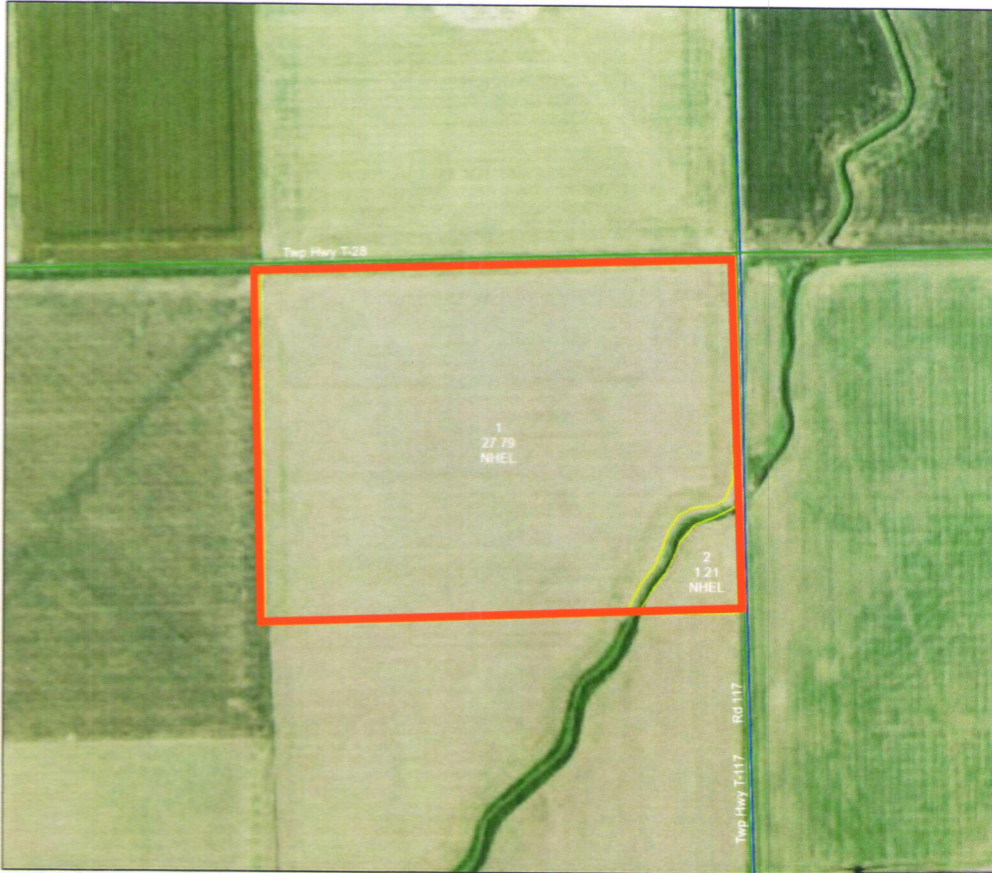
Larry D. Gorrell, Broker
Aaron Timm & Don Gorrell, Auctioneers
Norman E. Cook, Attorney





United States Department of Agriculture

Paulding County, Ohio



Farm 2632

Tract 6222

Map Created July 25, 2022

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

Common Land Unit

- CLU Boundary
- CRP 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



0 240 480 Feet

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-025 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

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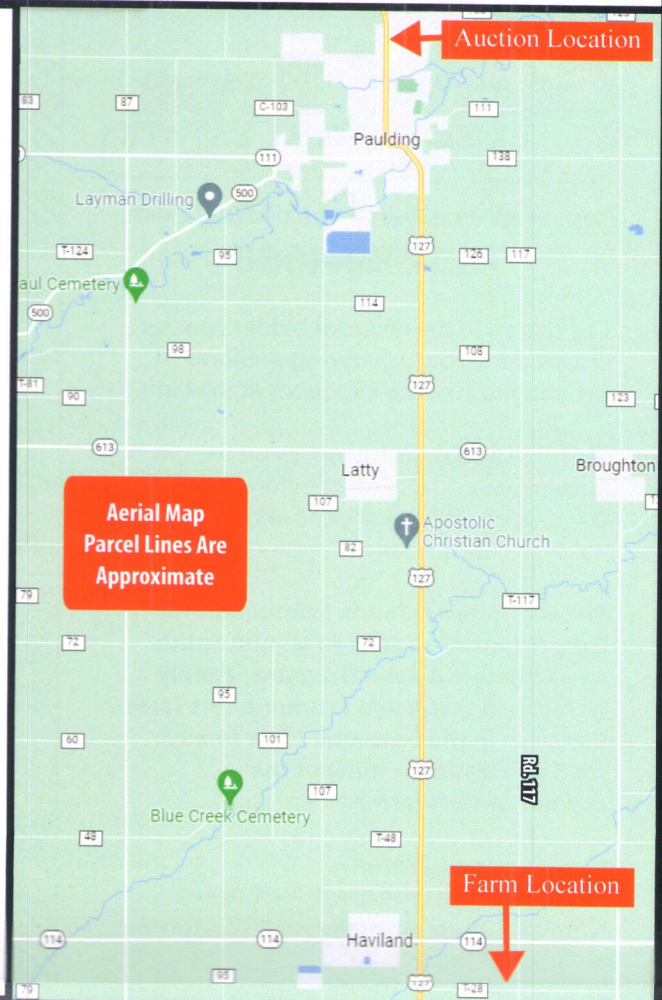
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Farm Location: From Rt. 127 East of Haviland, OH on Rt. 114 for 1 mi to Rd T-117; then south on T-117 for ½ mi (frontage on stone Rd 117 & dirt Rd 28

30+- acres of level "corn and bean land" FSA indicates 29 acres tillable. USDA Soil Survey indicates all Latty type soil. Nice drainage outlet - There is red clover planted in the wheat stubble. Buyer receives red clover crop and farms the farm for 2023 with possession given on day of auction to prepare for 2023 crop year.

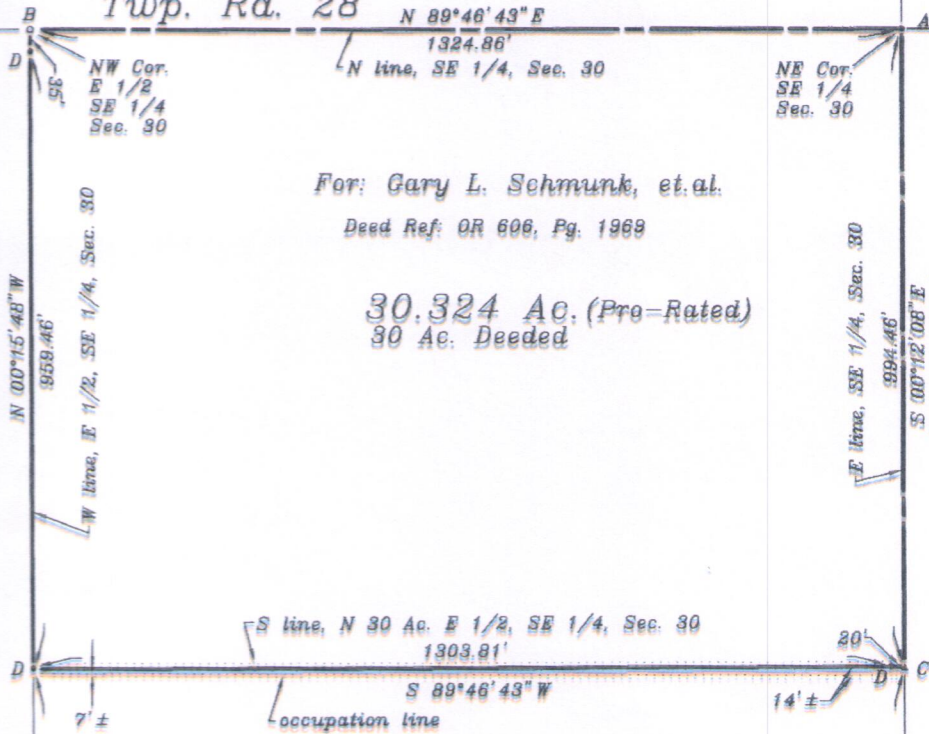
Auction Location:
Gorrell Bros. Auction Facility
1201 N. Williams St., Paulding, OH



Plan of Survey

Being a part of the East half (1/2) of the Southeast quarter (1/4)
of Section 30, Township 1 North, Range 3 East,
Latty Township, Paulding County, Ohio.

Twsp. Rd. 28



For: Gary L. Schmunk, et.al.

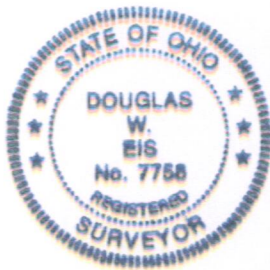
Deed Ref: OR 606, Pg. 1969

30.324 Ac. (Pro-Rated)
30 Ac. Deeded

50.391 Ac. (Pro-Rated)



L.D.P., Inc.
212/447



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) 762-5468
surveyor@henry-net.com
August 5, 2022
Survey No. B3112-Pa-L-8-10-22

Legend

- A = Iron pin & stone found
- B = Iron pipe found
- C = 12" spike set
- D = Iron pin & cap set

Survey Ref:

- Wiseman 1975
- Henry 1997

SW Cor.
E 1/2
SE 1/4
Sec. 30

2.229 Ac.

SE Cor.
SE 1/4
Sec. 30

S line, SE 1/4, Sec. 30
1322.05'
S 89°58'53" W

Twsp. Rd. 24

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
29.00	29.00	29.00	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	29.00	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	6.23	0.00	72	
Corn	10.44	0.00	150	
Soybeans	6.63	0.00	48	
TOTAL	23.30	0.00		

NOTES

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Tract Number : 6222
Description : LATTY SEC 30
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 : GARY L SCHMUNK, JAMES C SCHMUNK, CHRISTINE S DRAGGOO, KATHLEEN R SMITH
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
29.00	29.00	29.00	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	29.00	0.00	0.00	0.00	0.00	0.00

Soil Map

Auditor's Parcel 24-30S-010-00 - Per Auditor, Annual Real Estate Taxes And Assessments Are \$649.28, that includes a \$9 ditch assessment for Dry Run Joint Ditch and \$43.96 Watershed.

