

Auction Parcel 1 ---2.067+- Acres With Buildings
 Located at 5156 St. Rt. 15, Ney. ... 1 1/2 mi southeast of Ney on Rt. 15... 2 story 4 BR, 2 bathroom, country home with central air, newer basement and other updating ... large pole barn (40' +- x 96' +-) plus garage / shop with storage addition & pond -- buying it in its "everyday" condition - investors and speculators are welcomed.

OPEN INSPECTIONS -

A Gorrell Bros Representative Will Be At Parcel 1
 Wed., Mar 31 - 4 to 5 PM & Sat., April 3 - 10 to 11 AM
 Thurs., April 8 - 4 to 5 PM & Sun. April 11 - 1 to 2 PM
 or call the office

Auction Parcel 2 ---76.309+- Acres Land
 Located to the rear of Parcel 1 ... 65+- acres tillable with a wooded area along the southerly side. Auditor & USDA Soil Survey indicates Latty & Fulton soils. Has a 32 ft. lane to Rt. 15.

Auction Parcel 3 --- 72.285+- Acres Land
 1 mi southeast of Ney on Rt. 15 to Mulligan Bluff Rd; then south 1 mile to Blosser Rd.; then east 1/2 mi - Sec. 35, Washington Twp. .. 68+- acres tillable - Auditor & USDA Soil Survey indicates predominate soils of Latty, Fulton and Paulding. Frontage on Blosser Rd. and includes a lane to Gipe Rd.

Auction Parcel 4 ---7.932+- Acres Woods
 Adjacent to Parcel 3 ... Mostly wooded tract with frontage on Blosser Rd.

Auction Location Gorrell Bros. Auction Facility -
 1201 N. Williams St., Paulding, OH ...
 Call or stop in the office for information
 or visit our web site @ www.gorrellbros-paulding.com ...
 or see information tubes at the farms

Terms: \$10,000 earnest money for Parcels 2 and 3 and \$5,000 earnest money for Parcels 1 and 4 on the day of auction w/closing on or before May 17, 2021 upon delivery of Deed & Owners Policy Of Title Insurance prepared by Pontiac Title Agency

Possession of tillable land to prepare and plant the 2021 crops upon signing & acceptance of Sale Contract Of Real Estate .. Possession of Parcels 1 and 4 at closing ... Multi Parcel Bidding with each parcel offered individually & as any combination during the auction process

Selling pursuant to ORDER FOR AUCTION
 in Common Pleas Court Of Defiance County, Ohio in
 Case No. 19-CV-44982; Stephen K. Snavelly,
 Kelli Bok & Marc F. Warncke, Attorneys

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

REAL ESTATE AUCTION

Sat., April 17, 2021 @ 9 A.M.

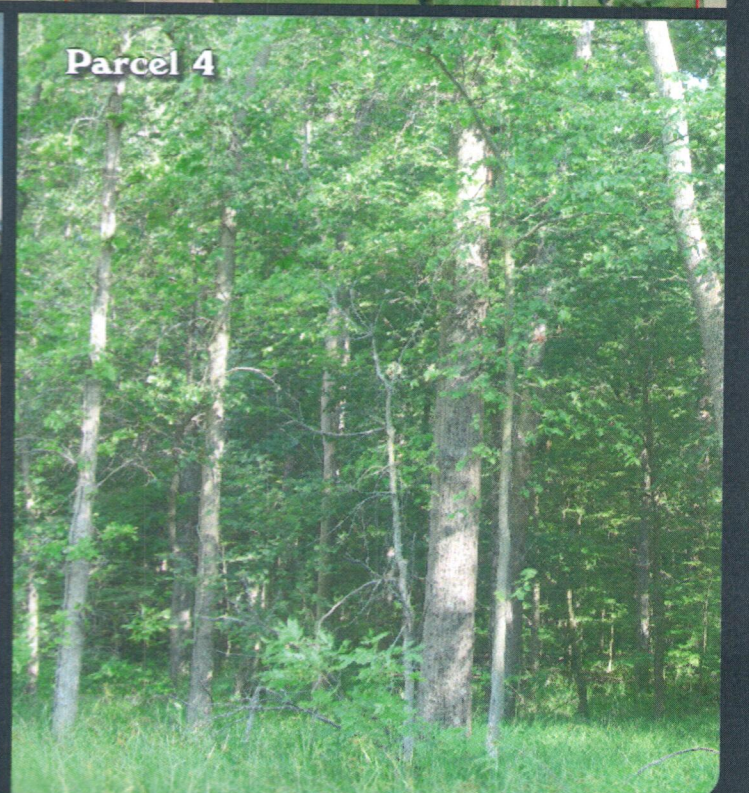
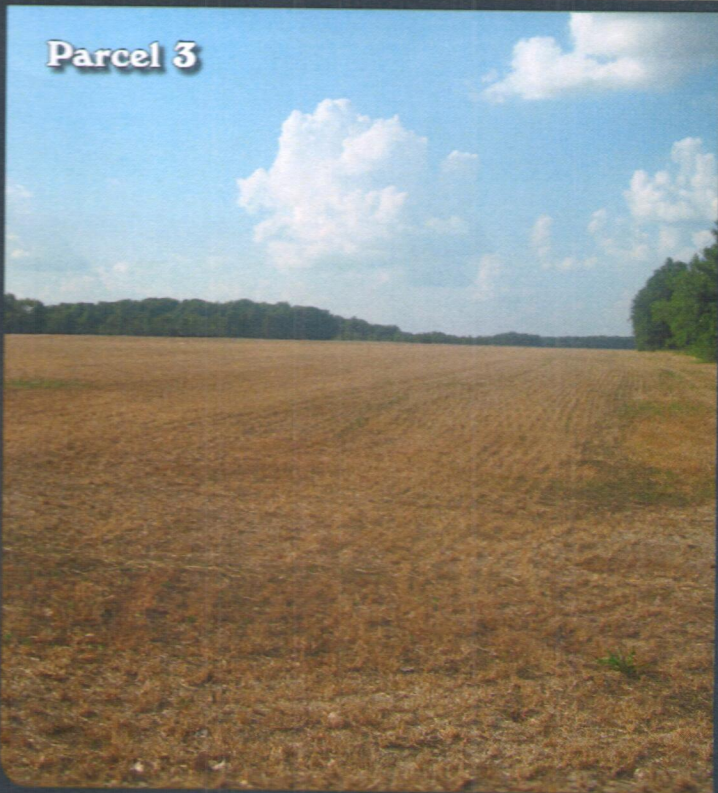
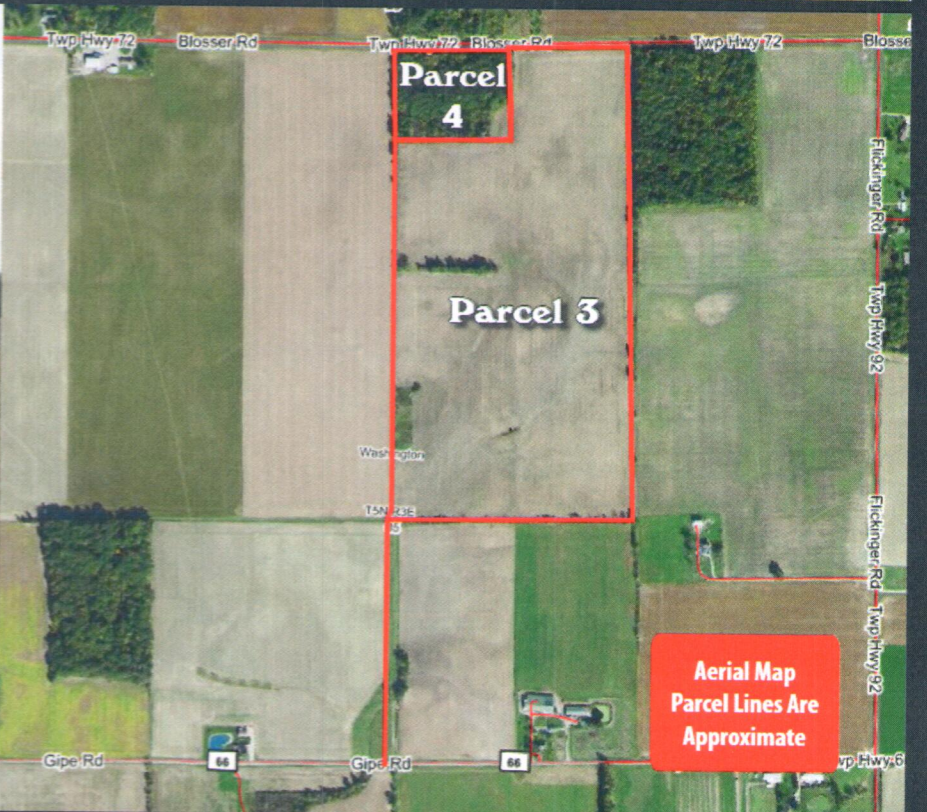
158+- Acres-"Singer Farms"

Ney, OH - Defiance Co.

Offered In 4 Parcels & Combinations

Country Home - Farm Land

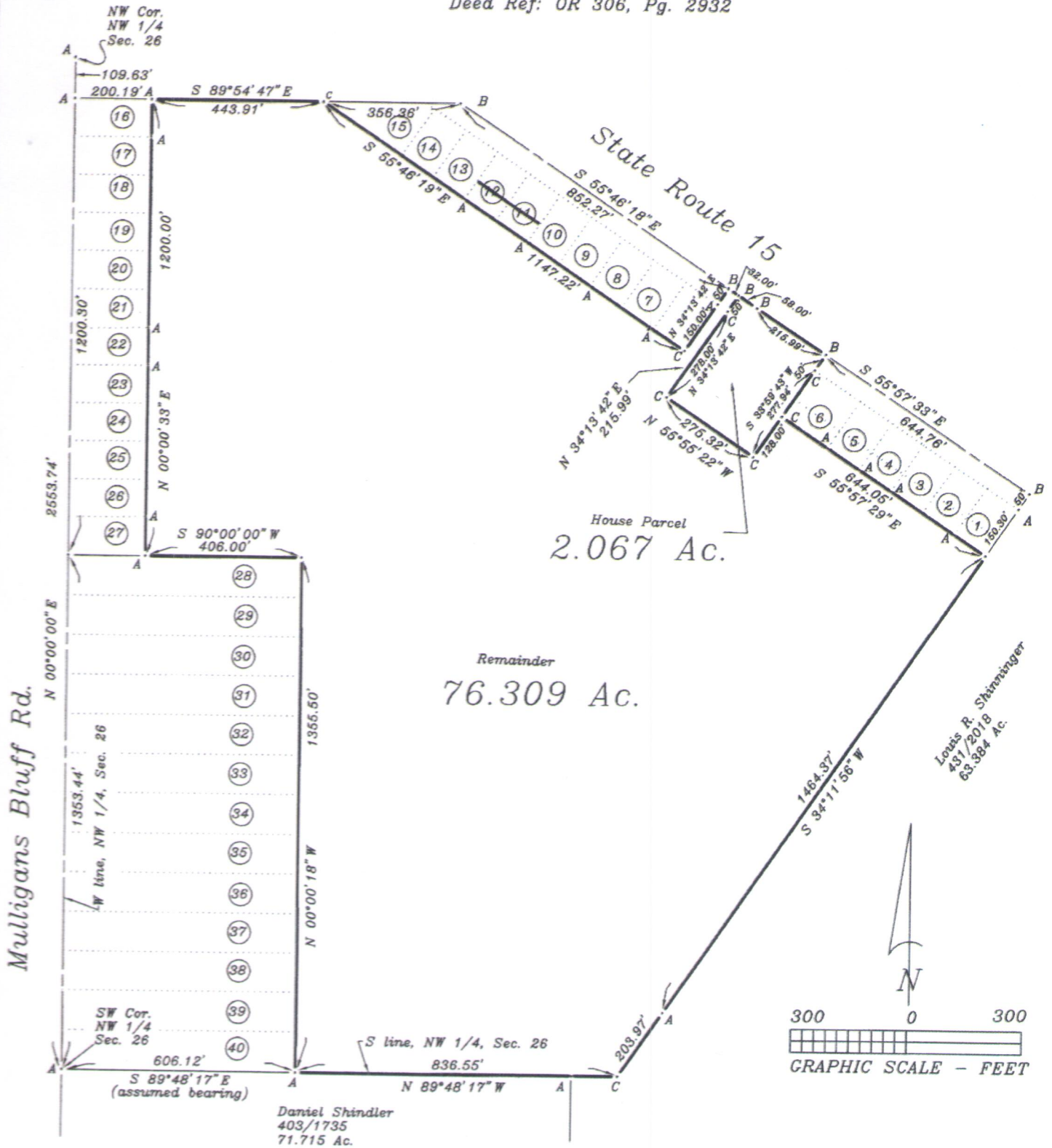
Wooded Recreational Land



Plat of Survey

Being a part of the Northwest quarter (1/4) of Section 26,
Township 5 North, Range 3 East, Washington Township,
Defiance County, Ohio.

For: John J. Singer, et.al.
Deed Ref: OR 306, Pg. 2932



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

D. W. Eis
 Douglas W. Eis
 Registered Surveyor No. 7758
 16-883 St. Rt. 281
 Holgate, Ohio 43527
 (419) 762-5468
 March 17, 2021
 Survey No. B2997-D-W-3-25-21



Legend
 A = Iron pin found
 B = Point established
 C = Iron pin & cap set

Plat Ref:
 Vol. 6, Pg. 46

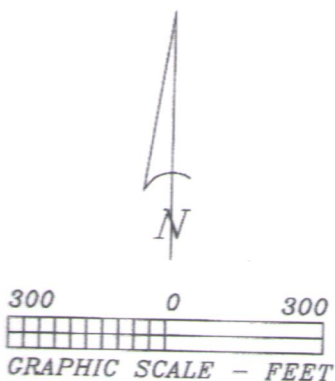
Plat of Survey

Being the West half (1/2) of the Northeast quarter (1/4) and part of the Southwest quarter (1/4) of Section 35, Township 5 North, Range 3 East, Washington Township, Defiance County, Ohio.

For: John J. Singer, et.al.
Deed Ref: OR 306, Pg. 2932

Auctioneer's Note
Auction Parcel 3 is
72.901+- Acres
72.285 acres plus Lane Parcel of .616 acre

Remainder
72.285 Ac.



Louis R. Shininger
431/2018
158 Ac.

SW Cor.
NE 1/4
Sec. 35

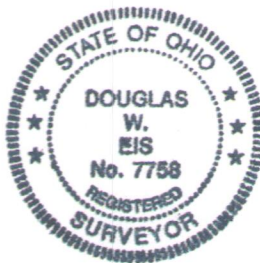
SE Cor.
W 1/2
NE 1/4
Sec. 35

Lane Parcel
0.616 Ac.

Stephen A. Coolman
434/834
34.75 Ac.

Legend

- A = Iron pin found
- B = County Monument found
- C = Iron pipe found
- D = Railroad spike found
- E = Mag nail set
- F = Iron pin & cap set



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
D.W. Eis Surveying
16-883 St. Rt. 281
Holgate, Ohio 43527
(419) 762-5468
March 17, 2021
Survey No. B2998-D-W-3-25-21

Survey Ref:
08-35-11

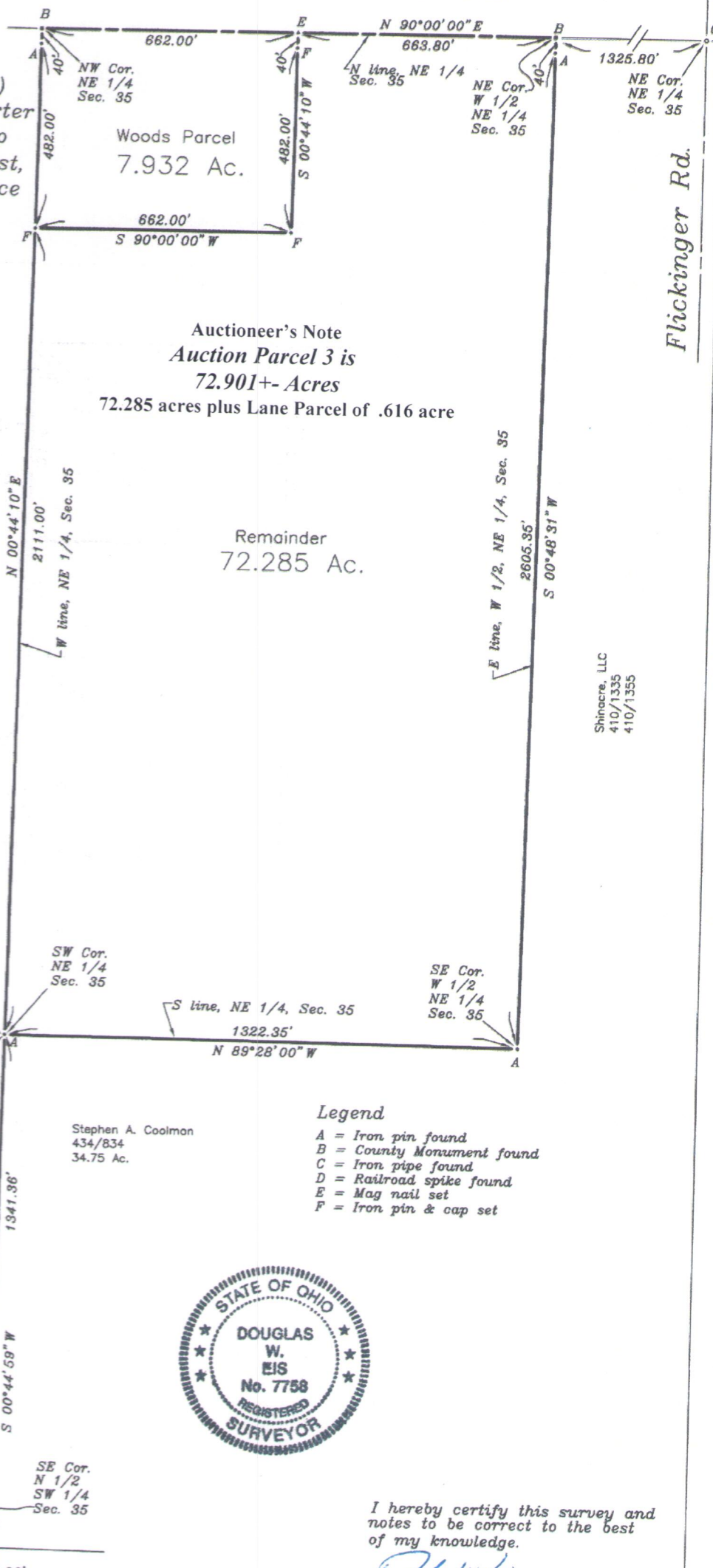
Shinacre, LLC
410/1335
410/1355

Flickinger Rd.

Blosser Rd.

Gipe Rd.

1320.16'
1320.16'



Farm 2865

Tract 1091

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)

Copy Of FSA Map (Auction Parcels 1 & 2)



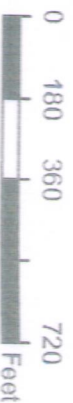
Tract Cropland Total: 66.59 acres

- 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 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).

Auction Parcels 1 & 2 Are Auditor Parcel L15-0026-0-006-00
Per Auditor, Annual Real Estate Taxes Are \$3,112.11, which includes Black Creek ditch assessment of \$86.09 and 72.23 acres with buildings.

Farm 2865

Tract 1106

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)



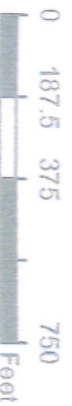
Tract Cropland Total: 68.83 acres

- 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



Copy Of FSA Map (Auction Parcels 3 & 4)

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).

Auction Parcels 3 & 4 Are Auditor Parcel L15-0035-0-001-00
Per Auditor, Annual Real Estate Taxes Are \$775.30, which includes Black Creek ditch assessment of \$5 and 80 acres

Copy Of FSA Abbreviated 156 Farm Record

Ohio
Defiance
Report ID: FSA-166EZ

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 2865
Prepared: 3/17/21 1:14 PM
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 _____

Farms Associated with Operator:

ARC/PLC G/IF Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
157.99	135.42	135.42	0.0	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP					
0.0	0.0	135.42	0.0	0.0					

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	32.0	41	0.00
SOYBEANS	99.3	30	0.00
Total Base Acres:	131.3		

Tract Number: 1091 Description: K-4 1A SEC 28 ON ST RT 15 WASHINGTON TWP
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
78.23	66.59	66.59	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	66.59	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	15.61	41	0.00
SOYBEANS	48.45	30	0.00
Total Base Acres:	64.06		

Owners: SINGER, JOHN G

Ohio
Defiance
Report ID: FSA-166EZ

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 2865
Prepared: 3/17/21 1:14 PM
Crop Year: 2021
Page: 2 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.

Other Producers: None

Tract Number: 1106 Description: K-4 1B SEC 35 ON BLOSSER 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

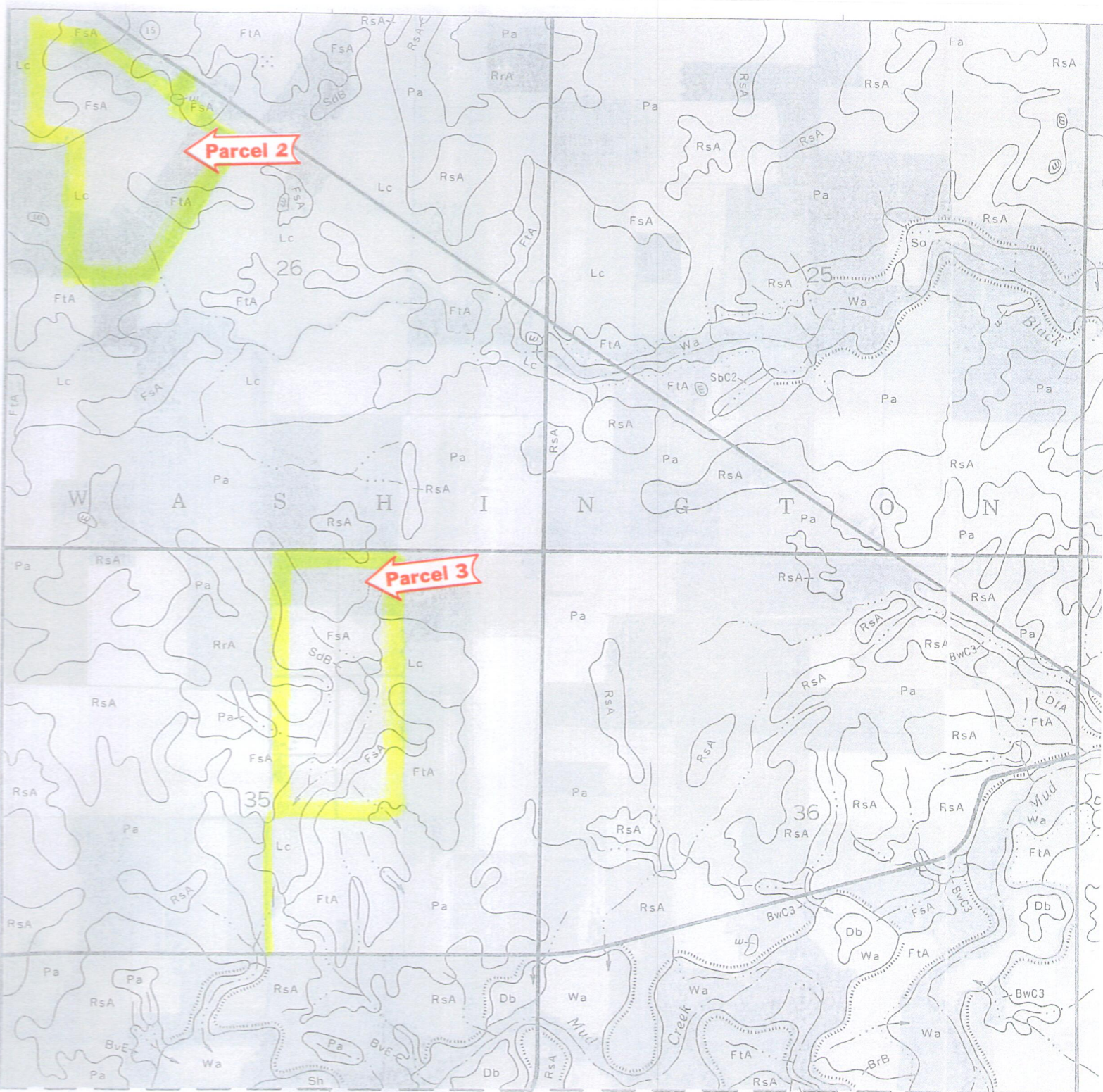
Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
79.76	68.83	68.83	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	68.83	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	16.39	41	0.00
SOYBEANS	50.85	30	0.00
Total Base Acres:	67.24		

Owners: SINGER, JOHN G

Other Producers: None

Copy Of USDA Soil Survey Map



Copy Of Auditor's Card For Building Information For Auction Parcel 1

Defiance County, Ohio - Property Record Card
Parcel: L15-0026-0-006-00
Card: 1

GENERAL PARCEL INFORMATION

Owner: SINGER JOHN JOSEPH ETAL
 Property Address: 5166 ST RT 15
 Mailing Address: 1453 PINEHURST
 Land Use: DEFANCE OH 43512
 Deed: 111 - CAUV CASH GRAIN
 Legal Description: DEED VOLUW/PAGE: / SECTION 26 PT OF NW 1/4

VALUATION

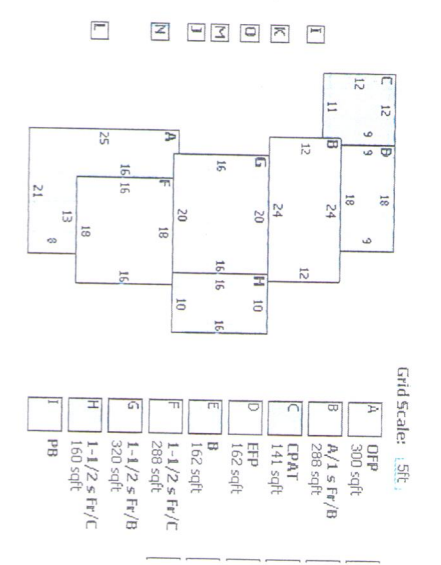
Land Value: Appraised \$392,530.00 Assessed \$137,390.00
 Improvements Value: \$136,000.00 \$47,600.00
 CAUV Value: \$86,460.00 \$30,260.00
 Taxable Value: \$77,860.00
 Net Annual Tax: \$3,112.11
 Total Dwelling Value: \$93,430
 Total Card 001 Value: \$136,000

LAND

Land Type	Acres	Depth	Frontage	Depth	Value
A8 - Woodland	9.49	0	0	100	7590
A5 - Tillable	61.74	0	0	100	370440
AH - Homestead	1	0	0	100	14500

AGRICULTURAL

Land Type	Land Usage	Soil Type	Acres	Value
WO - Woods	WO - Woods	F1A	0.157	40
WO - Woods	WO - Woods	Lc	9.333	2150
CR - Crop	CR - Crop	Lc	43.94	59760
CR - Crop	CR - Crop	F1A	4.553	2190
CR - Crop	CR - Crop	FsA	13.247	7820



RESIDENTIAL

Building Style	Year Built	Stories	Finished Area	First Floor Area	Half Floor Area	Upper Floor Area	Bedrooms	Bathrooms	Family Rooms
SINGLE FAMILY	1915	1.5	1440	1056	384	0	10	4	0
Full Baths	1								
Half Baths	1								
Basement	0								
Finished Basement Area									
Heating									
Cooling									
Exterior Wall									
Attic									
Number of Fireplace Openings									
Number of Fireplace Stacks									

ADDITIONS

Description	Area	Year Built	Value
0FP - ENCLOSED FRAME	162	0	\$2,110.00
0FP - OPEN FRAME	300	0	\$2,700.00
CPAT - CONCRETE PATIO	141	0	\$210.00

IMPROVEMENTS

Description	Year Built	Dimension	Area	Value
Pole Building - PB	1986	96x40	3840	\$17,540.00
Pole Building - PB	1900	16x36	576	\$830.00
Pole Building - PB	0	24x36	864	\$1,130.00
Shed - Frame - SD	1900	34x24	816	\$1,140.00
Poultry House - PH	1900	30x16	480	\$670.00
Lean-To - LT	1900	24x16	384	\$380.00
Shed - Frame - SD	1900	8x10	80	\$130.00

SALES

Date	Buyer	Seller	Price
12/6/2019	SINGER JOHN JOSEPH	SINGER JOHN JOSEPH	0
6/19/2006	SINGER JOHN JOSEPH	SINGER JOHN G	0
2/8/2002	SINGER JOHN G		0
1/1/1992	SINGER JOHN & CAROL	SINGER JOHN & CAROL	0

COMMERCIAL