

Northern Ohio Real Estate AUCTION

Burgoon, Ohio

Sandusky County | Jackson Township SE

79[±] Acres
offered in 3 tracts

INFORMATION BOOKLET

m³

**MAXIMUM
MARKETING
METHOD**

In the **Schrader Method of Auction**, you may put together the tracts in the manner that best fits your needs and desires.

SCHRADER
Real Estate and Auction Company, Inc.



TUESDAY, DECEMBER 2ND • 6:00 PM

auction held at the American Legion, James W. Sullivan Post 733, Bettsville, OH

DISCLAIMER

All information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do their own due diligence. Schrader Auction Company assume no liability for the information provided.



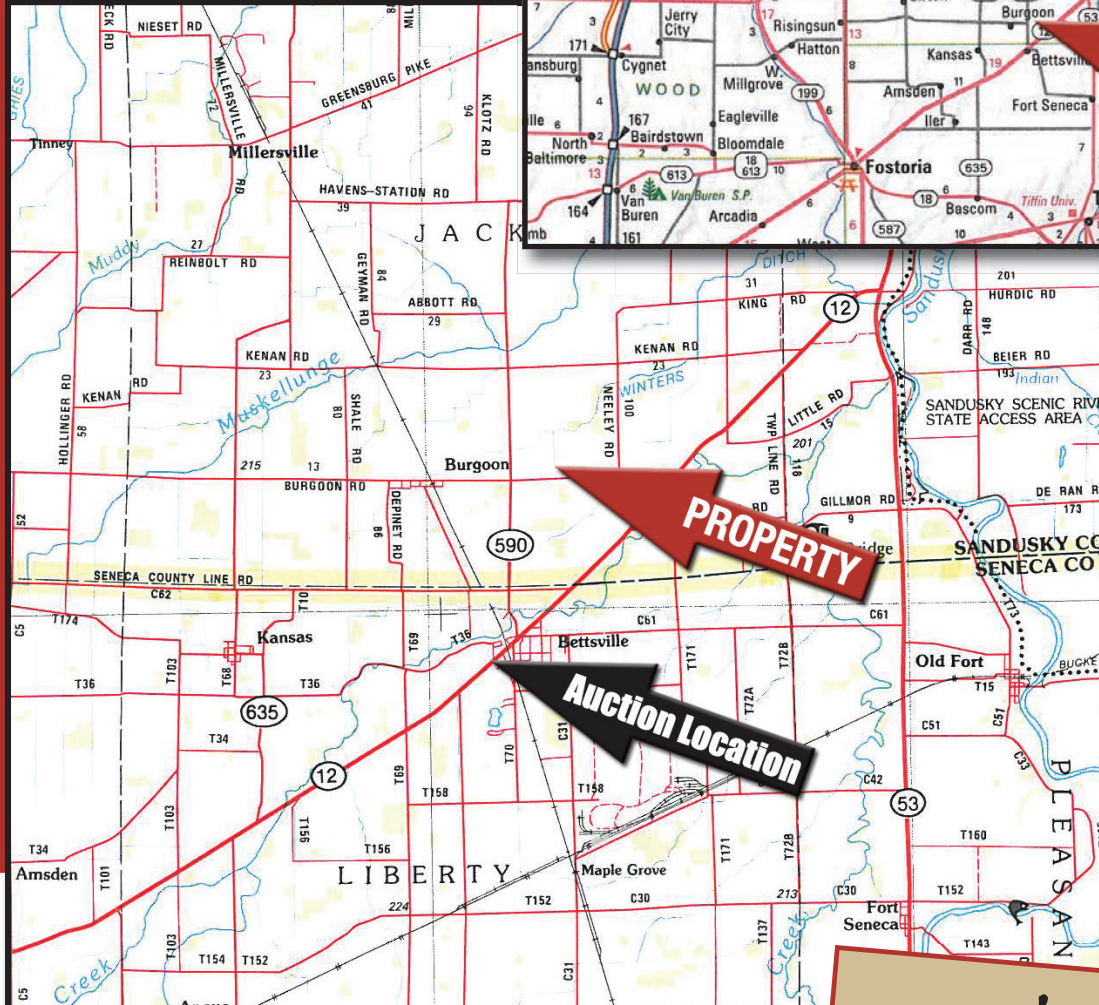
SCHRADER REAL ESTATE & AUCTION CO., INC.

950 N. Liberty Dr., Columbia City, IN 46725

260-244-7606 or 800-451-2709

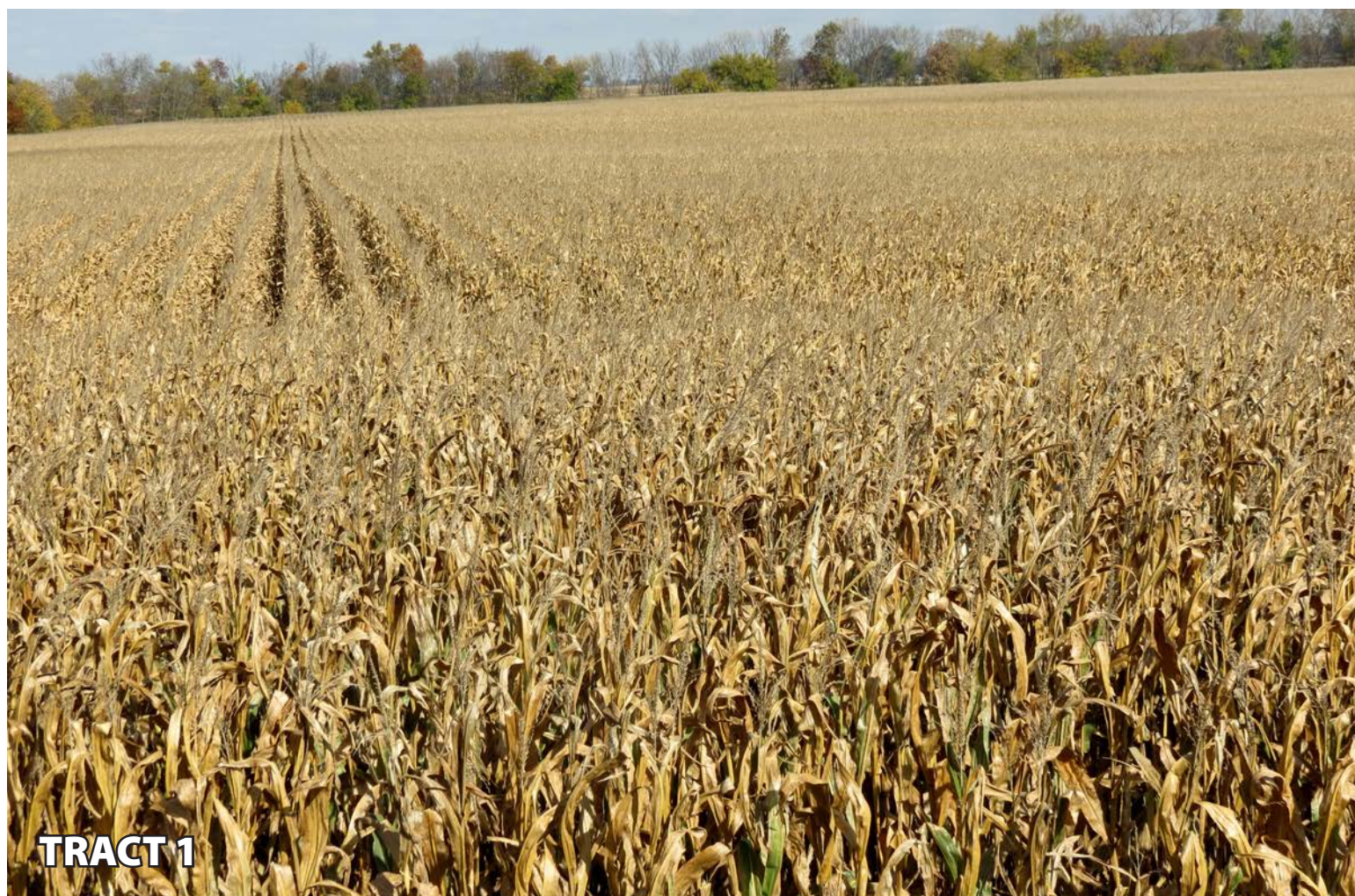
SchraderAuction.com

10 miles from Fremont, Ohio
14 miles from Fostoria, Ohio
16 miles from Tiffin, Ohio
40 miles from Toledo, Ohio
63 miles from Sandusky, Ohio



AUCTION MANAGERS:
Nick Cummings 740-572-0756
Dale Evans 260-894-0458

*Inspection/
Information Date:*
TUES., NOVEMBER 11, 3-5 PM
Meet a Schrader representative
at the barn on Tract 1 for more
information.



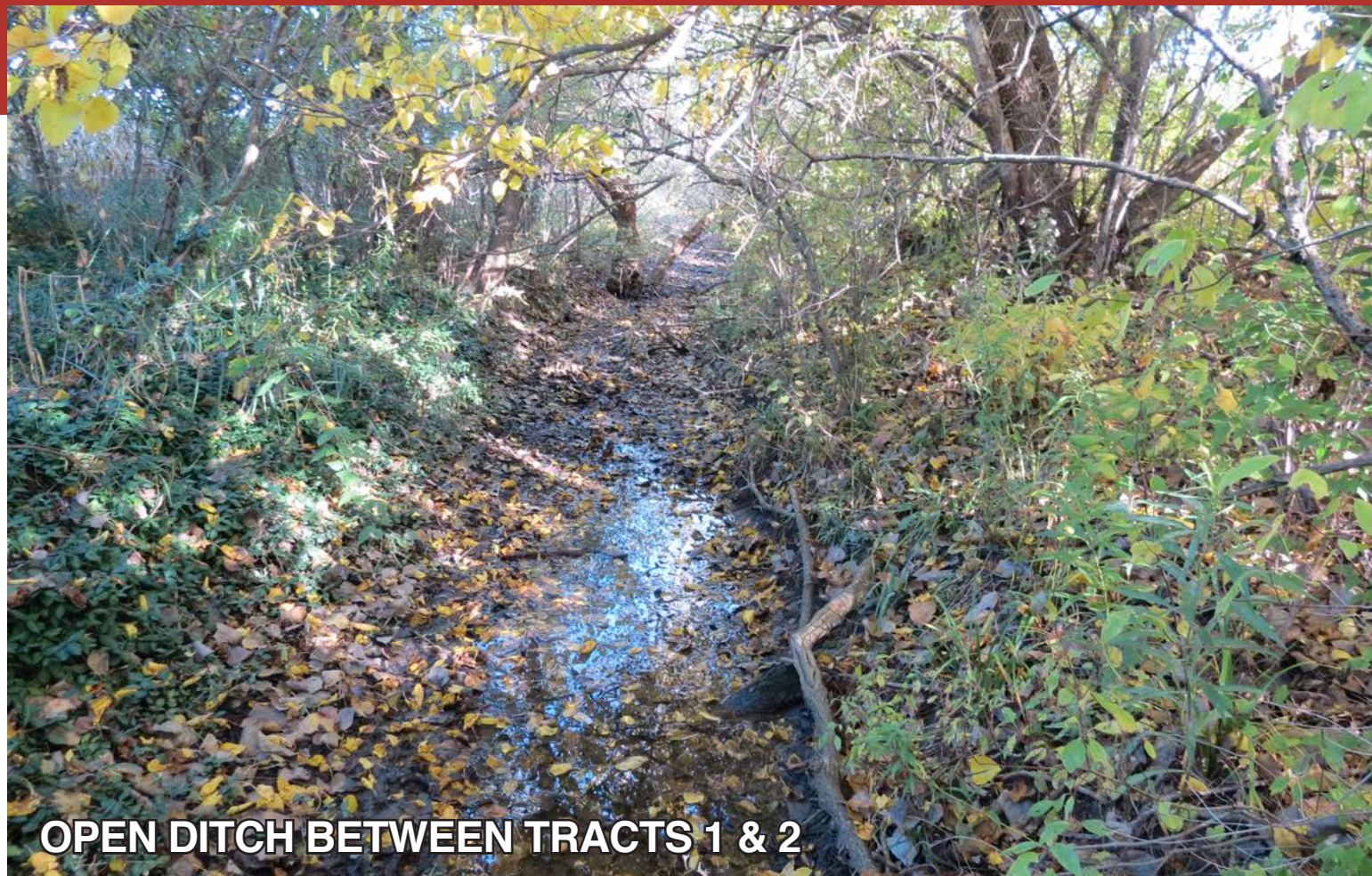


FRONTAGE ON BURGOON ROAD



TRACT 1

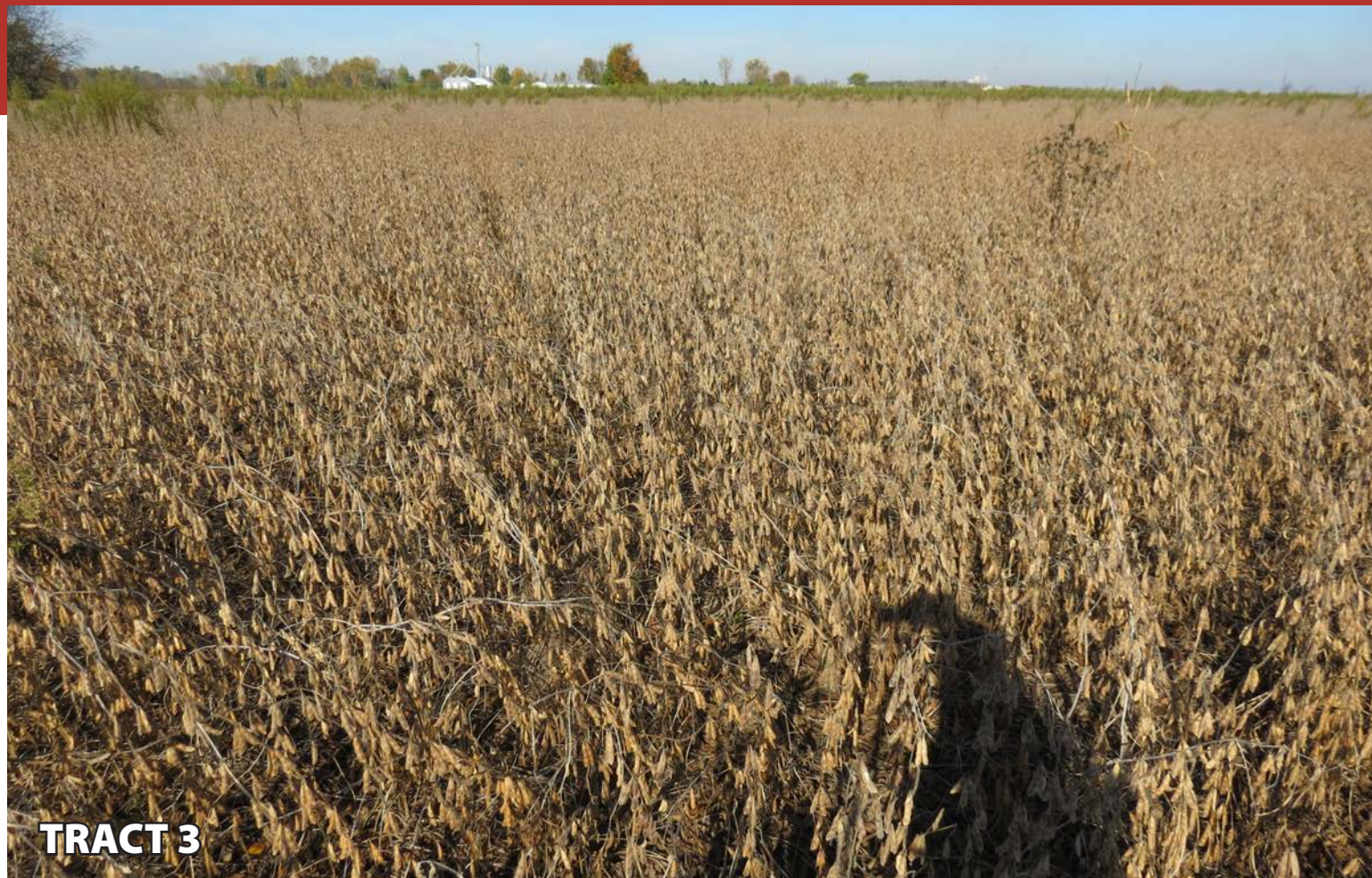




OPEN DITCH BETWEEN TRACTS 1 & 2



TRACT 2



TRACT 3



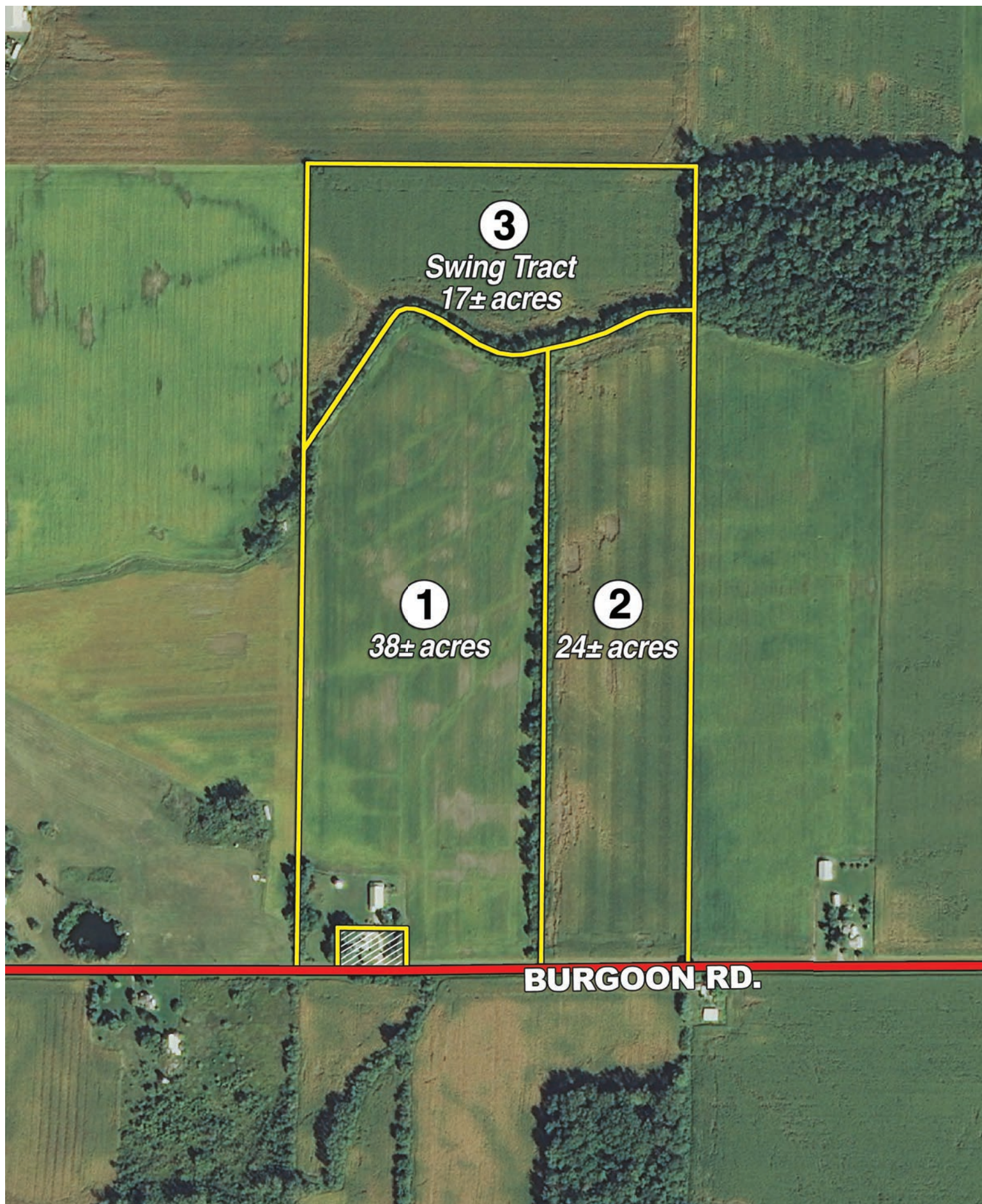
OPEN DITCH BETWEEN TRACTS 1 & 3



TRACT MAP



TRACT MAP

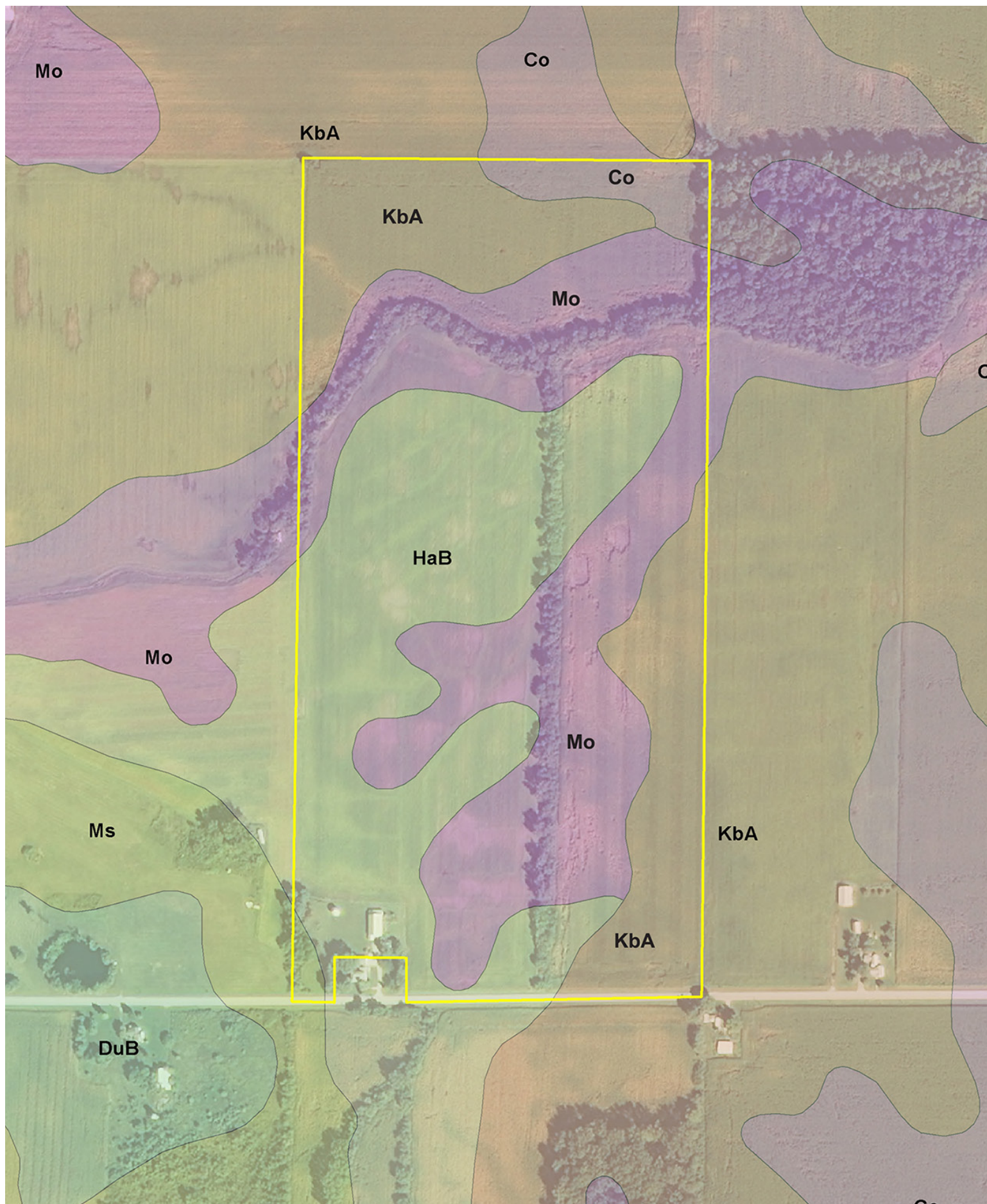




SURETY SOILS MAP



SOILS MAP





FSA INFORMATION



FSA INFORMATION

Form : FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Program Year : 2015

Date : Oct 23, 2014

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

State : OHIO

Farm Number : 494

County : SANDUSKY

Operator Name : JOHN ROUSH

Farms Associated with Operator : 39-143-395, 39-143-443, 39-143-494, 39-143-633, 39-143-2901, 39-143-3509, 39-143-4320

CRP contract numbers :

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Farm Status		Number Of Tracts
79.60	72.91	72.91	0.00	0.00	0.00	0.00	Active		1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	FAV/WR History	Acre Election	EWP	DCP Ag. Related Activity
0.00	0.00	72.91	0.00	0.00	0.00	No	No	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PTPP Reduction Acres	Direct Yield	Counter Cyclical Yield
Corn	48.40	0.00	0.00	127	127
Soybeans	22.60	0.00	0.00	35	35
TOTAL	71.00	0.00	0.00		

NOTES

State : OHIO

Farm Number : 494

County : SANDUSKY

Tract Number : 1048

Description : G7/1B

FAV/WR History : No

BIA Unit Range Number :

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

Wetland Status : Tract does not contain a wetland

WL Violations :

Owners : LIVING TRUST OF WILLIAM MITCHELL

Other Producers :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	
79.60	72.91	72.91	0.00	0.00	0.00	0.00	
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	EWP	DCP Ag. Related Activity
	0.00	72.91	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PTPP Reduction Acres	Direct Yield	Counter Cyclical Yield
Corn	48.40	0.00	0.00	127	127
Soybeans	22.60	0.00	0.00	35	35
TOTAL	71.00	0.00	0.00		

FSA INFORMATION

Sandusky Co. FSA Office
2000 Countryside Drive
Fremont, Ohio 43420
Phone: 419-334-6330
Fax: 419-334-8477

Farm : 494
Tract : 1048

Printed on May 12, 2008



Legend

- CLU Boundary
- HEL Highly Erodible Determination
- NHEL Not Highly Erodible Determination
- CRP Conservation Reserve Program

Wetland Determination Identifiers

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

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 wetland boundaries and labels, or contact NRCS.



PARCEL INFORMATION



PARCEL INFORMATION

Property Record Card - Sandusky County, Ohio

Generated 10/27/2014 9:37:57 AM

General Parcel Information	
Parcel	14-27-00-0013-00
Owner	MITCHELL, WILLIAM TRUSTEE
Address	2704 CR 13
Mailing Address Line 1	MITCHELL, WILLIAM TRUSTEE
Mailing Address Line 2	58134 CIRCLE DR
Mailing Address Line 3	THREE RIVERS MI 49093
Land Use	111 - CASH - GRAIN OR GEN FARM QUAL
Legal Description	14 4 27 E1/2 SE1/4 79.1939 AC
Tax District	14
School District	LAKOTA LSD
Township	JACKSON TOWNSHIP
City	UNINCORPORATED

Valuation Details						
Appraised Land Value	Assessed Land Value	Appraised Improvements Value	Assessed Improvements Value	Appraised CAUV Value	Assessed CAUV Value	Taxable Value
\$253,200	\$88,620	\$11,800	\$4,130	\$131,800	\$46,130	\$50,260

Land Details					
Land Type	Acreage	Depth	Frontage	Depth Factor	Value
A0 - Row	0.73	0	0	100	\$0
A5 - Tillable	76.34	0	0	100	\$297,730
A9 - Waste	2.12	0	0	100	\$210

Agricultural Details				
Soil Type	Land Usage	Land Type	Acres	Value
CO	C - Crop	C - C	1.52	\$3,530
HAB	C - Crop	C - C	28.75	\$37,380
KBA	C - Crop	C - C	17.68	\$32,880
MO	C - Crop	C - C	28.11	\$57,630
MS	C - Crop	C - C	0.28	\$380
RD	O - Other	O - O	0.73	\$0
WA	O - Other	O - O	2.12	\$0

Sales Details			
Date	Buyer	Seller	Price
9/25/2006	MITCHELL, WILLIAM, TRUSTE	MITCHELL, WILLIAM, TRUSTE	\$0
9/25/2006	MITCHELL, WILLIAM, TRUSTE	MITCHELL, WILLIAM H., TRUS	\$0
8/1/1996	MITCHELL, WILLIAM H., TRUS	MITCHELL, WILLIAM H., TRUS	\$0
8/1/1996	MITCHELL, WILLIAM H., TRUS	MITCHELL, WILLIAM H., TRUS	\$0
8/1/1996	MITCHELL, WILLIAM H., TRUS	Unknown	\$0

Card 1 - Improvements					
Code	Description	Year Built	Dimensions	Area	Value
186	Standard Grain Bin	1977	0 x 0	0	\$100
125	Flat Barn Typical	1910	40 x 64	2560	\$13,300
183	Corn Crib Wood Slat	1930	0 x 0	0	\$500



OPINION OF TITLE



CERTIFICATE OF TITLE

Davies, Ruck & Speweik, Ltd.
427 West College Avenue Pemberville, Ohio 43450

OPINION OF TITLE

Order Number: 14-5882

Effective Date: October 27, 2014 at 7:30 a.m.

For: Schrader Auction
Attn: Dale Evans

Property Address: 2704 CR 13. (Parcel Number 14-27-00-0013-00)

This Opinion of Title is for the sole benefit of Schrader Auction. This report in no way benefits any other person, corporation, or other entity.

THIS IS TO CERTIFY that I have examined the record title only from August 7, 1996 at 7:30 a.m. (effective date of the Commitment for Title Insurance issued by Portage Valley Title, LLC) to the above referenced effective date of the following described real estate, to-wit: See Legal Description shown as **Exhibit A** attached hereto and incorporated herein; and I find Record Title Holder to be in the name(s) of: William Mitchell, Trustee of the Living Trust of William Mitchell, dated October 1, 1985, as recorded in the Sandusky County Official Record Volume 39, Page 255 and the Sandusky County Official Record Volume 39, Page 257.

I have made no examination as to any proceedings in the United States Courts which might affect said property; there has been no examination of tax records other than those in the Treasurer's Office in the county in which the property is located; no search has been made of the records established by the Uniform Commercial Code of the State of Ohio. The information provided herein includes only liens indexed under the name(s) of the current record title holder(s) since date same acquired record title. This report does not include information disclosed by an examination of any Court proceedings. Pursuant to your request, this is an uninsured report. There are excepted from this report: prescriptive easements; easements by necessity; appurtenances granted to neighboring lands by former common owners; claims by adverse possession; rights of parties in possession; highway easements; oil, gas and other mineral leases or rights; the existence of restrictive covenants or other limitations of the use of property; restrictions arising from zoning ordinances and regulations and regional planning and other governmental regulations; exercise of governmental powers; special taxes and assessments not shown by the records of the county treasurer; liens of federal and state estate, inheritance and gift taxes; ministerial rents; encumbrances and adverse interests declared by courts of the United States and the State of Ohio outside the county in which the property is located and of record outside that county; mistakes in the indexes to the public records; such claims and liens that arose prior to the starting date of this examination; questions which a correct survey or inspection would disclose; right to file mechanics' liens; changes of interpretations and holdings of courts from previous case decisions; change of name of record owner, without correction of tax lists and recording of appropriate document in deed book; matters not of record; fraud and the verification and execution of instruments affecting title; liens or conveyances asserted or made in a name different from the name in which title is held of record but similar enough to be declared as identifying the owner under the doctrine of idem sonans. At your request, my examination covered only the period of time referred to above and this report is for information only. It is not a guarantee of record title, a policy of title insurance or a judicial report.

I agree to indemnify you and your successors in interests in the Mortgage opined hereto, to the full extent of any loss attributable to a breach of my duty to exercise reasonable care and skill in the examination of the title and the giving of this Opinion.

There is (i) no environmental protection lien recorded in those records established under State statutes for the purpose of imparting constructive notice of matters relating to real property to purchaser for value and without knowledge, or filed in the records of the clerk of the United States District Court of the district in which land is located, or (ii) any environmental protection lien provided for by any State statute in effect on the date of this opinion, which could achieve priority of the mortgage except those listed below.

The Outstanding liens are set forth on **Exhibit B** attached hereto and incorporated herein

J. Douglas Ruck, Attorney at Law

CERTIFICATE OF TITLE

EXHIBIT A

Situated in the Township of Jackson, Sandusky County, Ohio, and known as and being the East Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-seven (27), Township Four (4) North, Range Fourteen (14) East, containing Eighty (80) acres of land, more or less.

EXCEPTING THEREFROM the following described property:

Being part of the Southeast $\frac{1}{4}$ of Section 27, T4N, R14E, Jackson Township, Sandusky County, Ohio, and being more particularly described as follows:

Beginning at a railroad spike set in the centerline of C.R. 13 and in the South line of said Section 27 a distance of 135.35 feet due East of a Brass disc found in a Monument Box marking the Southwest corner of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of said Section 27; thence from this place of beginning, due North, 154.00 feet to an iron rod set; thence due East, 228.00 feet to an iron rod set; thence due South, 154.00 feet to a railroad spike set in the centerline of C.R. 13 and in the South line of said Section 27; thence due West, 228.00 feet to a railroad spike and the Place of Beginning, containing 0.8061 acres of land more or less, but subject to all restrictions and easements of record.

Containing 79.1939 acres after exception

CERTIFICATE OF TITLE

EXHIBIT B

1. The records in the Sandusky County Treasurer's Office show that taxes for the year 2013, for Tax Parcel Number 14-27-00-0013-00 the first half taxes, in the amount of \$1008.44, are PAID. The second half taxes, in the amount of \$1008.44, are a Lien Not Yet Due & Payable.

Note 1: The above figures are taken from the Treasurer's Office and NO LIABILITY is assumed for any variance between the above figures and different figures hereafter shown on any future tax bills.

Note 2: Taxes for the year 2014 are by law a lien, but no figures have been computed.

Note 3: The following is the Assessed Valuations for the above taxes:

Land:	\$88,620.00
Improvements:	\$ 4,130.00
Total:	\$50,260.00

Note 4: The land appears on the Agricultural Land Tax List. The Company does not insure against loss or damage nor will I pay attorney fees or costs for recoupment of taxes pursuant to RC Chapter 5713 et. Seq. if said land or any part thereof is or has been converted to non-agricultural use.

2. Easements and Restrictions of Record.

End of Exhibit B



950 North Liberty Drive, Columbia City, IN 46725
800.451.2709 / 260.244.7606
www.schraderauction.com