

302± ACRES
267± TILLABLE FSA ACRES

Putnam County, Ohio
LAND FOR SALE

- Excellent Soils with high production
 - Systematic Tile System
 - Putnam County, Ohio
 - High Percent Tillable
 - 2018 Farming Rights

Listing Agent: RD Schrader

Owner: Kim Carder Trust

 **SCHRADER**
Real Estate and Auction Company, Inc.

800-451-2709

www.Schraderauction.com

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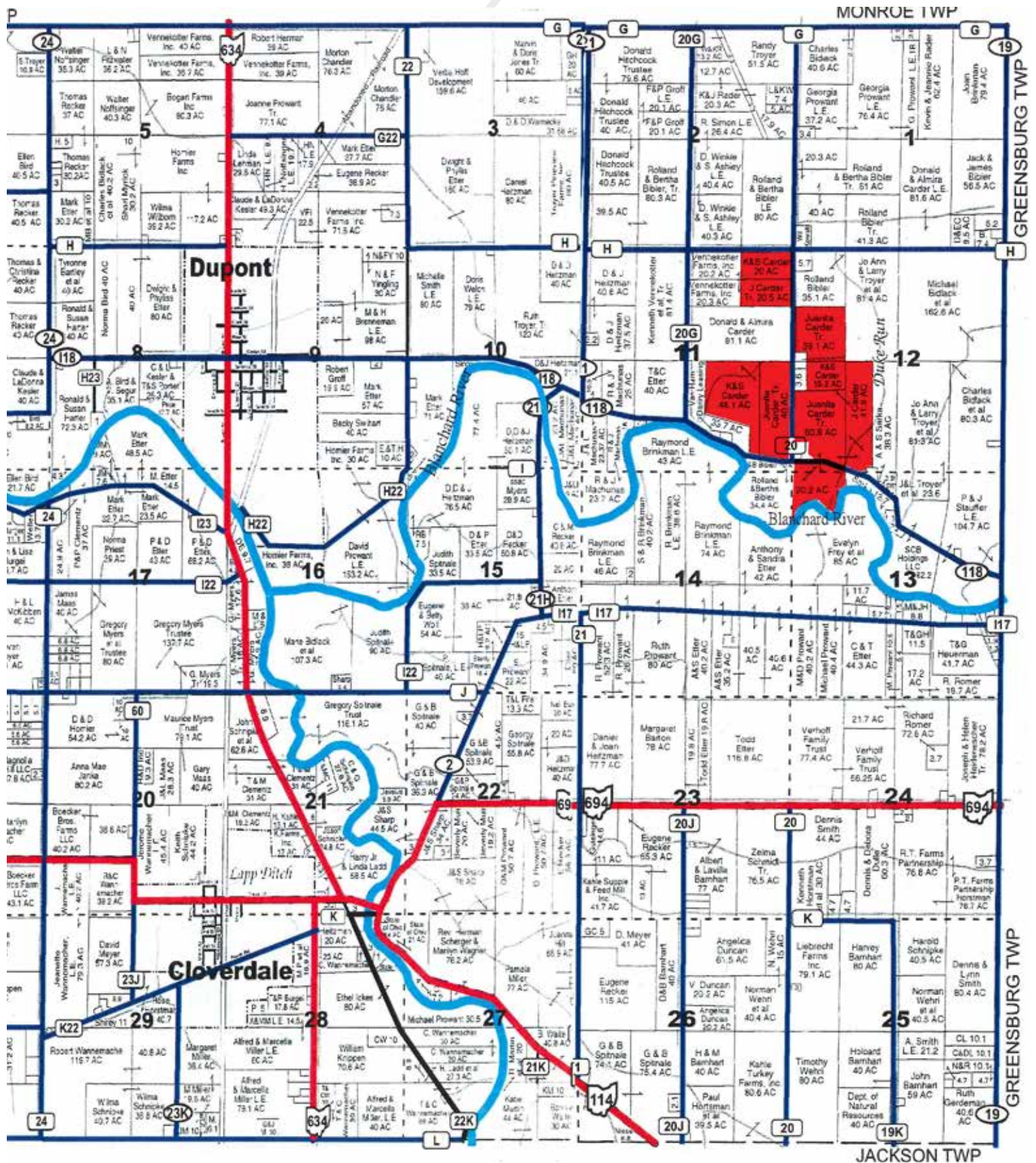
PROPERTY OVERVIEW:

- Northwest Ohio Farmland
- Price: \$2,750,000
- 302± Acres in Putnam County, Ohio * Perry Township
- Listing Agent: RD Schrader
- 267± Acres Tillable (per FSA)
- Large collection of quality tillable acres
- 2018 Farming Rights
- Located near Dupont, OH
- This property has extensive drainage tile and great road frontage
- Excellent soils with high production
- Systematic Tile System

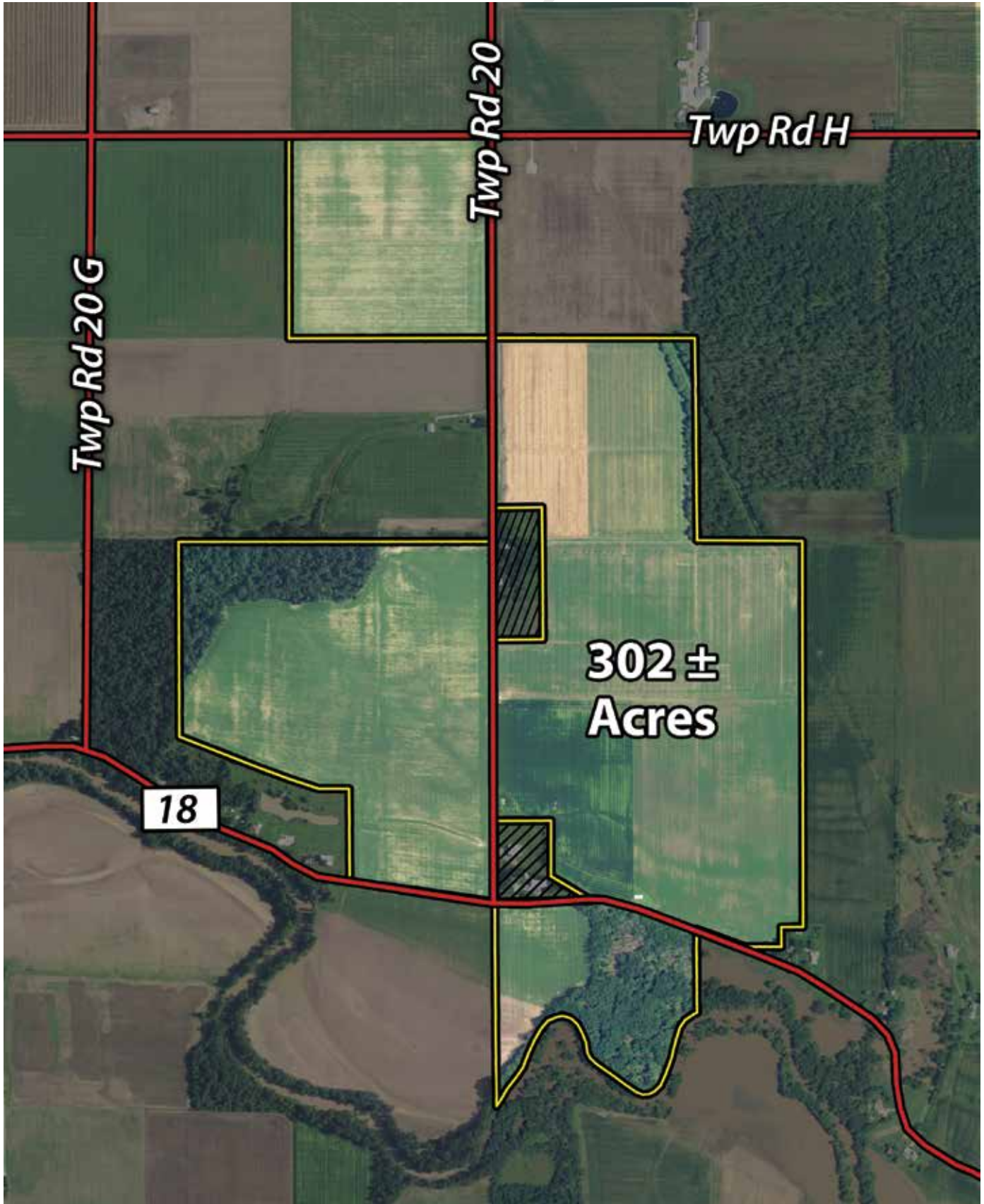


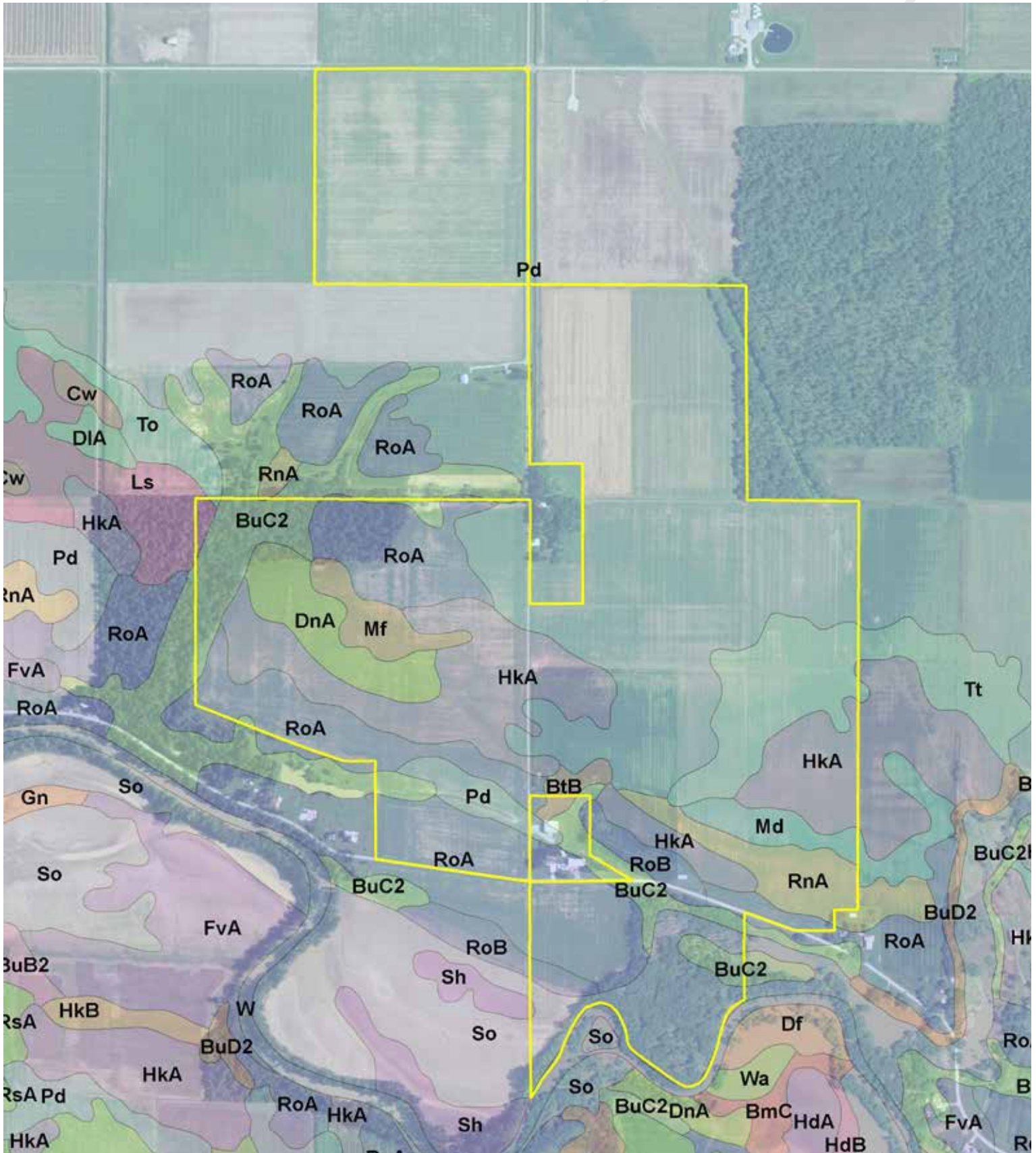
LOCATION MAP:





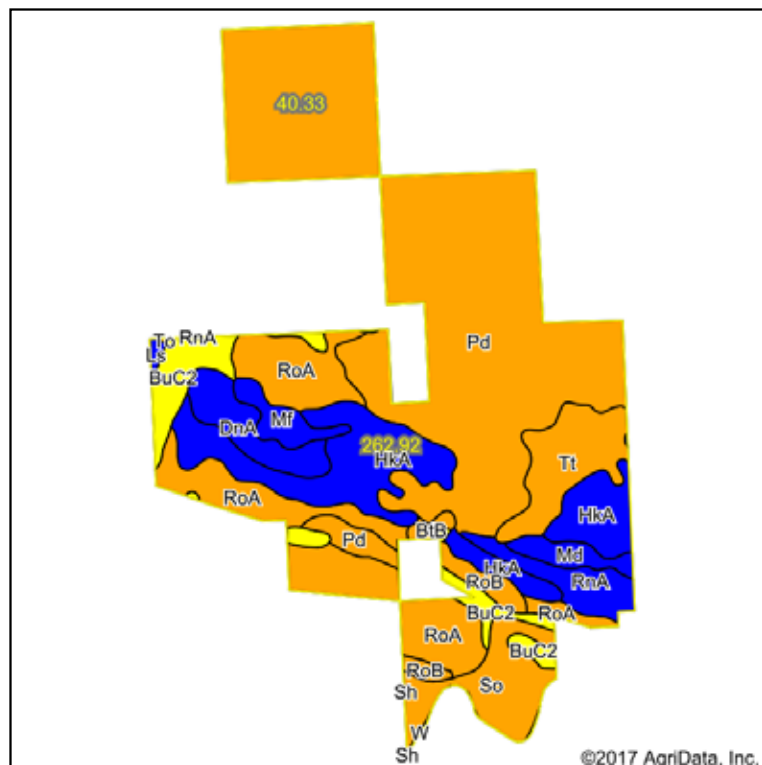
AERIAL MAP



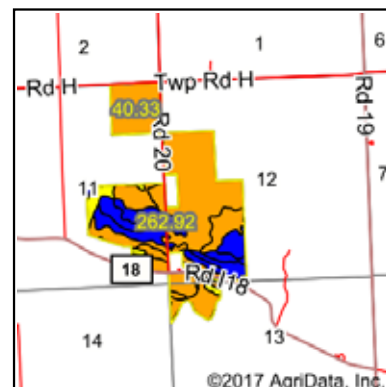


SURETY SOILS

Soils Map



Soils data provided by USDA and NRCS.



State: **Ohio**
 County: **Putnam**
 Location: **11-1N-5E**
 Township: **Perry**
 Acres: **303.25**
 Date: **9/13/2017**

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Maps Provided By
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 CUSTOMIZED ONLINE MAPPING
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Area Symbol: OH137, Soil Area Version: 15

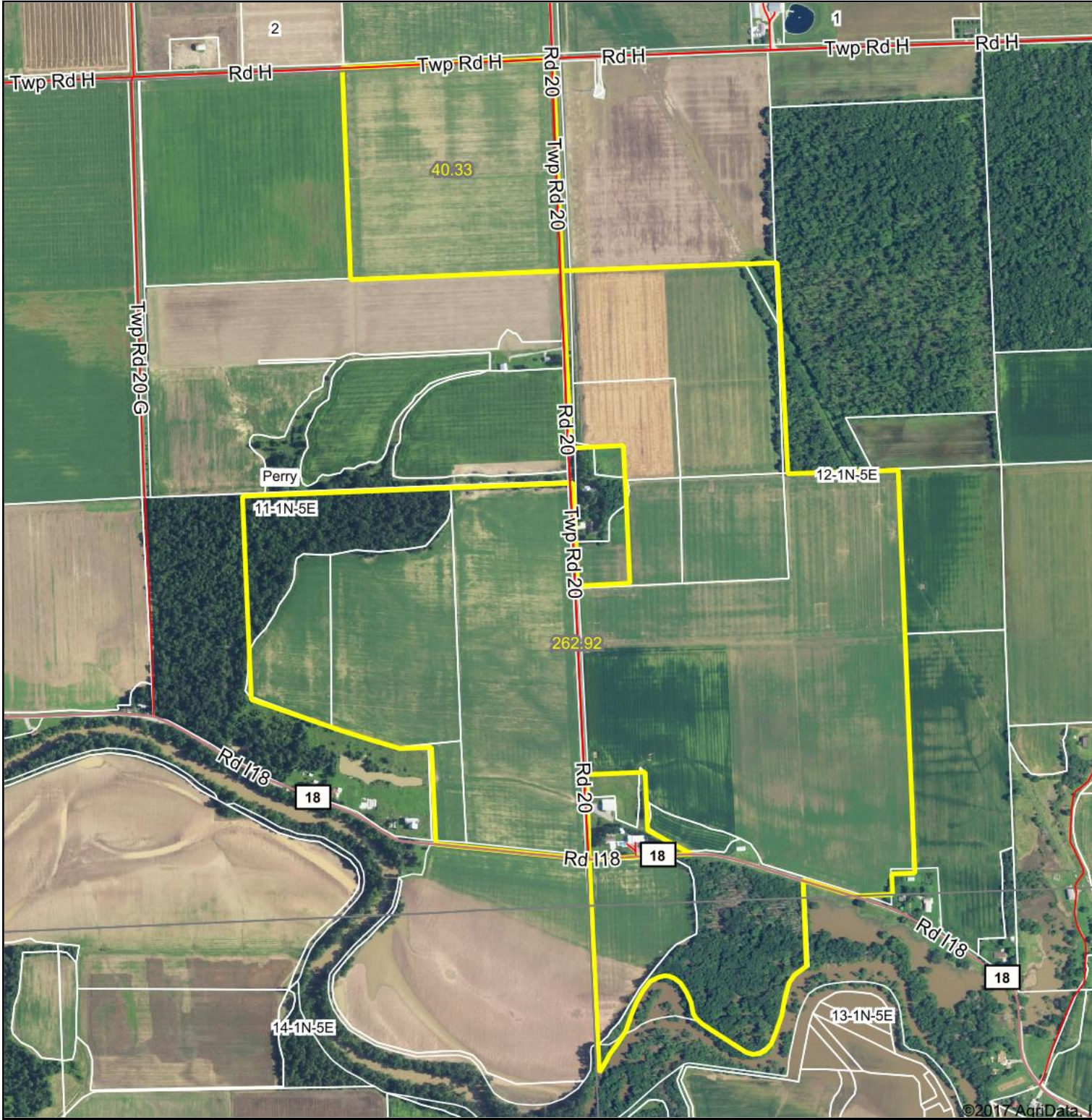
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Oats	Pasture	Soybeans	Sugar beets	Tomatoes	Winter wheat	*eFOTG PI
Pd	Paulding clay, 0 to 1 percent slopes	141.30	46.6%		Illw	105	72		38			40	69
RoA	Roselms silt loam, 0 to 2 percent slopes	43.72	14.4%		Illw	62	63		29			32	59
HkA	Haskins fine sandy loam, 0 to 2 percent slopes	38.22	12.6%		Ilw	105	85		44	12	19	46	73
Tt	Toledo silty clay, 0 to 1 percent slopes	15.33	5.1%		Illw	117	84		39.9	19.8		45	74
BuC2	Broughton clay, 6 to 12 percent slopes, moderately eroded	15.19	5.0%		Ive		55	4.5				25	49
So	Sloan silty clay loam	14.81	4.9%		Illw	122	88		44	19.5	24	45	78
DnA	Digby loam, 0 to 2 percent slopes	9.97	3.3%		Ilw	114	82		48	13	20	48	77
RnA	Rimer loamy fine sand, 0 to 2 percent slopes	8.09	2.7%		Ilw	95	72		36	10.1	14.2	38	68
Mf	Millgrove loam	5.09	1.7%		Ilw	130	95		51	23.2	29.7	53	100
RoB	Roselms silt loam, 2 to 6 percent slopes	4.81	1.6%		Illw	58	61		26			30	56
Md	Mermill loam	4.45	1.5%		Ilw	130	93		47	22.8	28.5	51	92
BtB	Broughton silty clay loam, 2 to 6 percent slopes	1.34	0.4%		Ille	52	55	5	20			28	55
Ls	Lenawee silty clay loam, 0 to 1 percent slopes	0.67	0.2%		Ilw	120	84		39.9	19.8		45	85
W	Water	0.20	0.1%										0
Sh	Shoals silt loam	0.06	0.0%		Ilw	110	75		43	12	16	40	68
Weighted Average						94.8	73.6	0.2	36.3	4.9	5.5	39.7	68.6

*eFOTG PI: Obtained from the NRCS eFOTG (<http://efotg.sc.egov.usda.gov>)

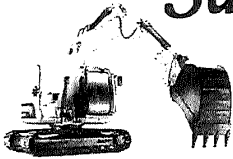
*eFOTG PI index for OH was updated on 3/8/2017

SURETY FSA ACRES

Aerial Map



TILE EXCAVATING INVOICES - PG 1



Sand Ridge Excavating

20251 Rd. I-17
Cloverdale, OH 45827

Invoice

Date	Invoice #
11/28/2016	1898

KIM CARDER

Phone #	419-596-5298	Email: sandridgeexcavating@tds.net	Terms	Due Date
Fax #	419-596-3574	Website: www.sandridgeexcavating.com	Net 15	12/13/2016

Description	Qty	Rate	Amount
KIM CARDER Tile Installation			
Repair 4 inch tile	3	50.00	150.00
Mini-Excavator per hour - Exploratory digging	10	80.00	800.00
D-7 rate per hour - Stripping	3	120.00	360.00
Plow in 4 in field tile to grade includes Yellow tile	96,800	0.48	46,464.00
Installing 6in single wall	1,430	2.00	2,860.00
Installing 6 in smooth wall tile	20	4.00	80.00
Installing 8 in single wall tile	932	2.64	2,460.48
Installation cost of 12 inch single wall	290	4.90	1,421.00
Installing 12 in smooth wall tile	40	7.00	280.00
12 inch Tile - PVC	14	12.75	178.50
8 inch Tile - PVC	8	7.50	60.00
6 inch Tile - PVC	14	4.20	58.80
4 inch Fittings		920.00	920.00
6 inch Fittings		33.50	33.50
8 inch Fittings		52.00	52.00
12 inch Fittings		57.00	57.00
#6 trucking and stone	19.23	17.35	333.64
Furnish & Install Animal Guards	3	35.00	105.00

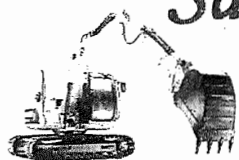
Thank you for your business.

Total \$56,673.92

EOE

A monthly service charge of 1.5% will be charged on past due amounts

TILE EXCAVATING INVOICES - PG 2



Sand Ridge Excavating

20251 Rd. I-17
Cloverdale, OH 45827

Invoice

Date	Invoice #
6/19/2017	2008

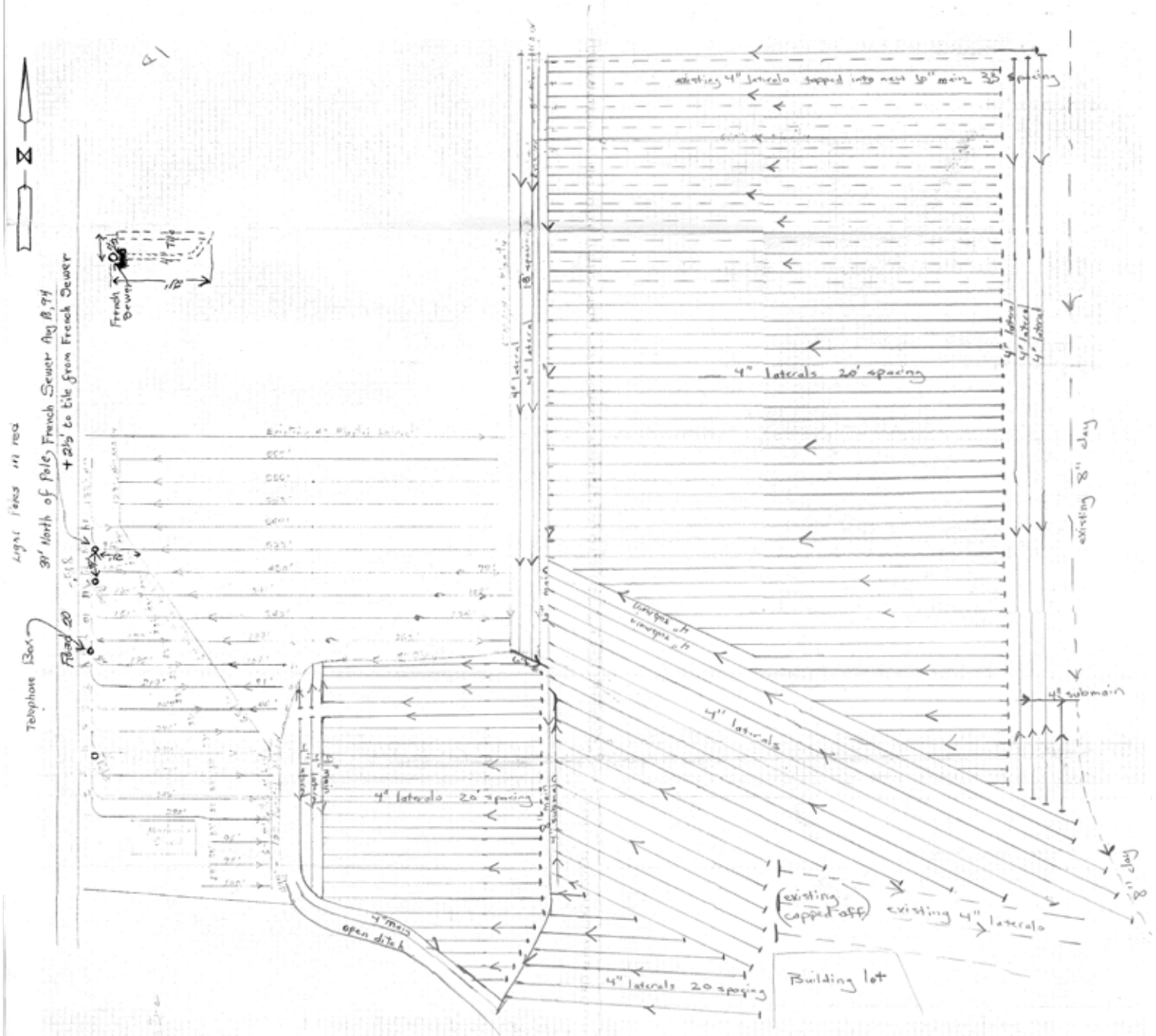
Mark Etter
22099 Rd. H-22
Cloverdale, OH 45827

Phone #	419-596-5298	Email: sandridgeexcavating@tds.net	Terms	Due Date
Fax #	419-596-3574	Website: www.sandridgeexcavating.com	Net 15	7/4/2017

Description	Qty	UNIT	RATE	Amount
KIM CARDER TILE PROJECT				
CAT 322 L Excavator per hour	7	Hours	115.00	805.00
Cost of labor per hour	16	Hours	50.00	800.00
Moving Equipment	1.5	Hours	90.00	135.00
Tile cost			857.23	857.23
7/13/17 6963				
Thank you for your business.			Total	\$2,597.23

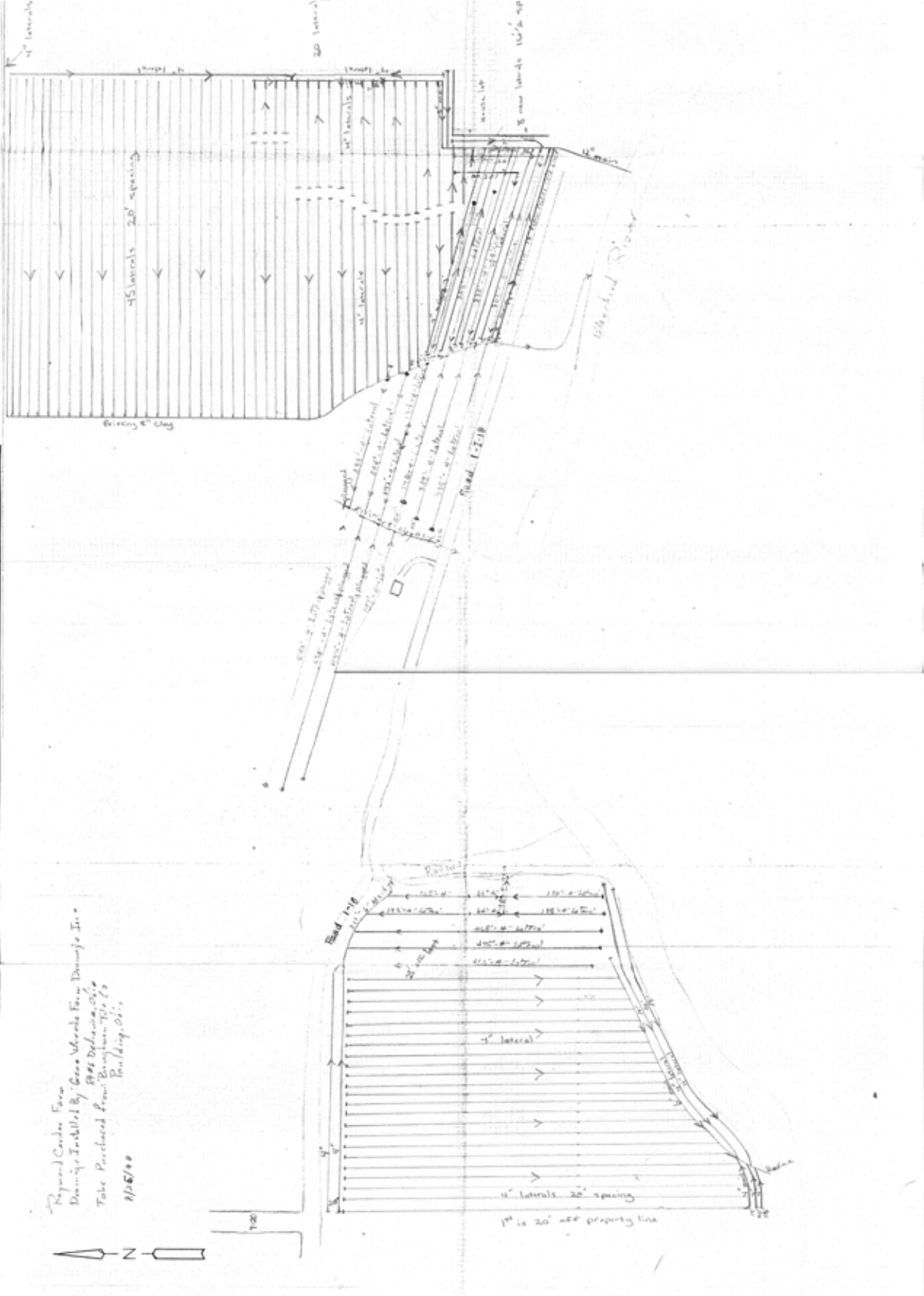
EOE

A monthly service charge of 1.5% will be charged on past due amounts.

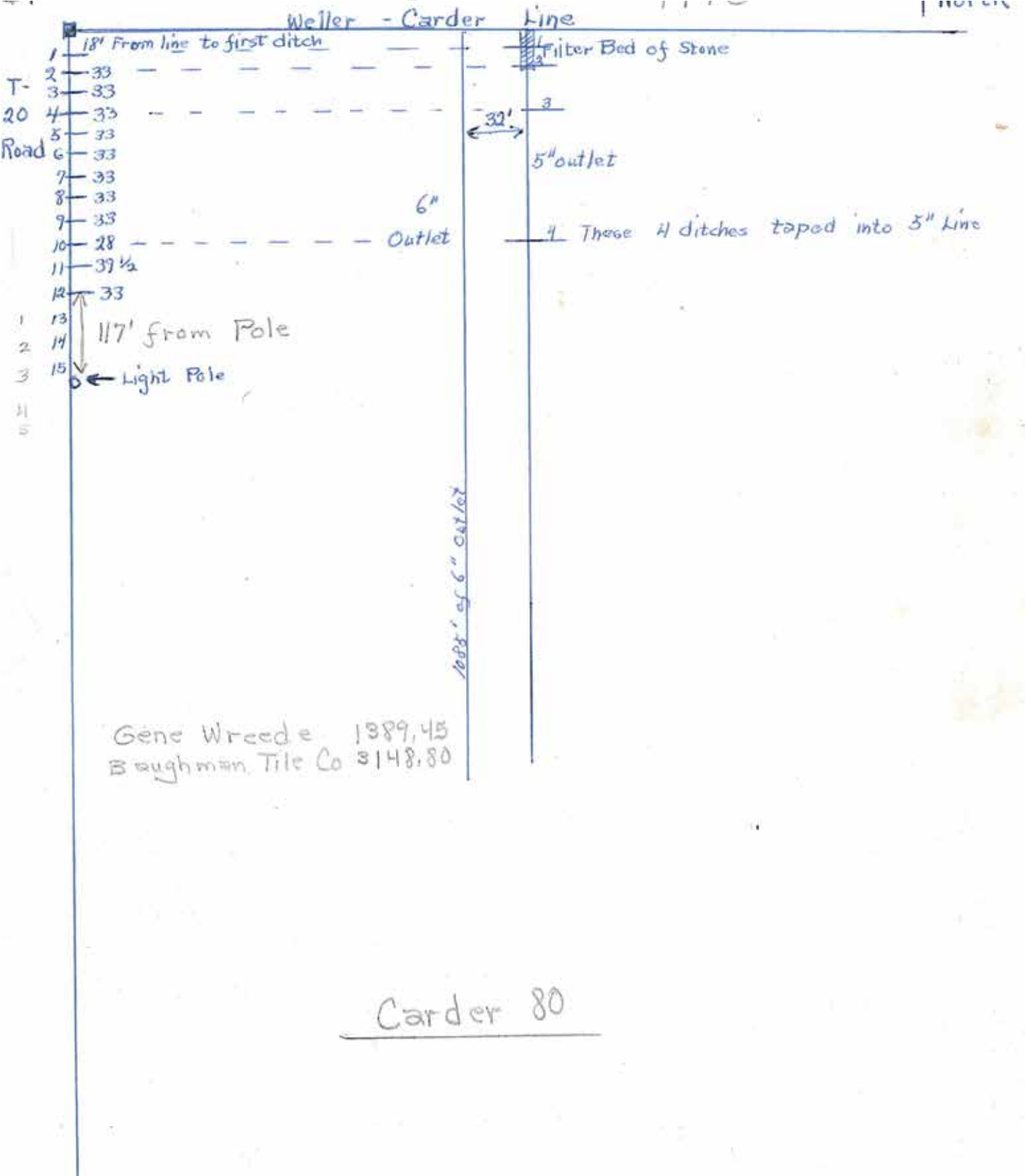


T.B. Map #2

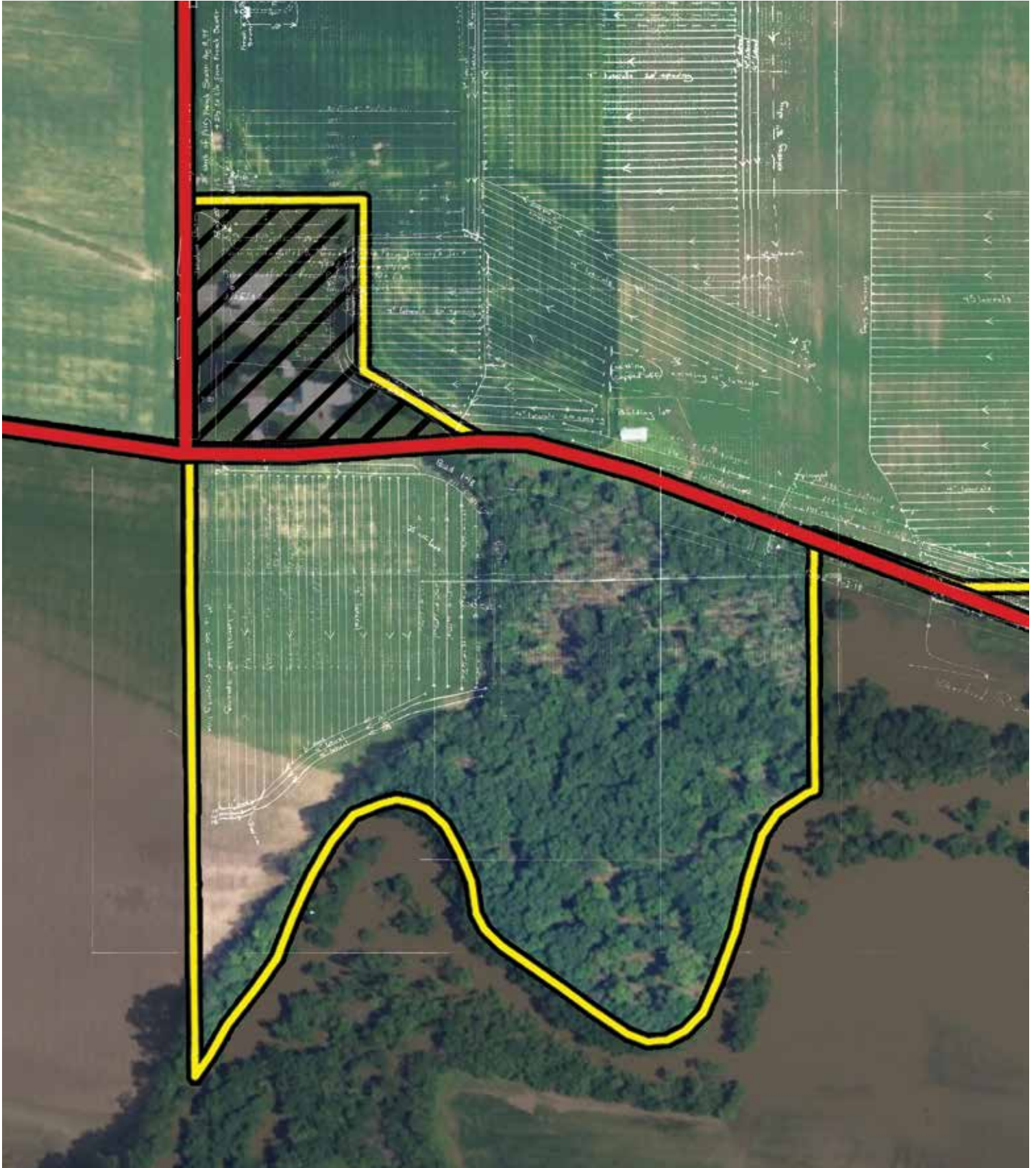
TILE MAP #2



TILE MAP #3



TILE MAP OVERLAY



ADDITIONAL PICTURES



ADDITIONAL PICTURES





QUALITY TILLABLE ACRES



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