

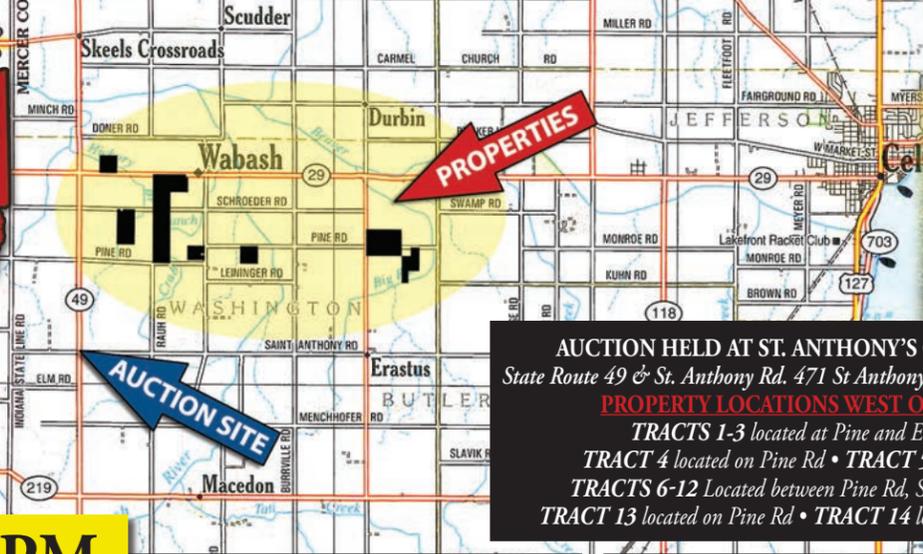


# 604± acres

14 Tracts

Ohio Land Mercer County

## AUCTION



VISIT WEBSITE FOR SOIL MAPS, PHOTOS & MORE INFORMATION!

AUCTION HELD AT ST. ANTHONY'S CATHOLIC SCHOOL.  
 State Route 49 & St. Anthony Rd, 471 St Anthony Rd, Fort Recovery, OH 45846.  
**PROPERTY LOCATIONS WEST OF CELINA, OHIO**  
 TRACTS 1-3 located at Pine and Erastus Durbin Rd  
 TRACT 4 located on Pine Rd • TRACT 5 located on Wabash Rd  
 TRACTS 6-12 Located between Pine Rd, Schroeder Rd and S.R. 29  
 TRACT 13 located on Pine Rd • TRACT 14 located along S.R. 29 near 49



Monday, January 29 • 6:00 PM

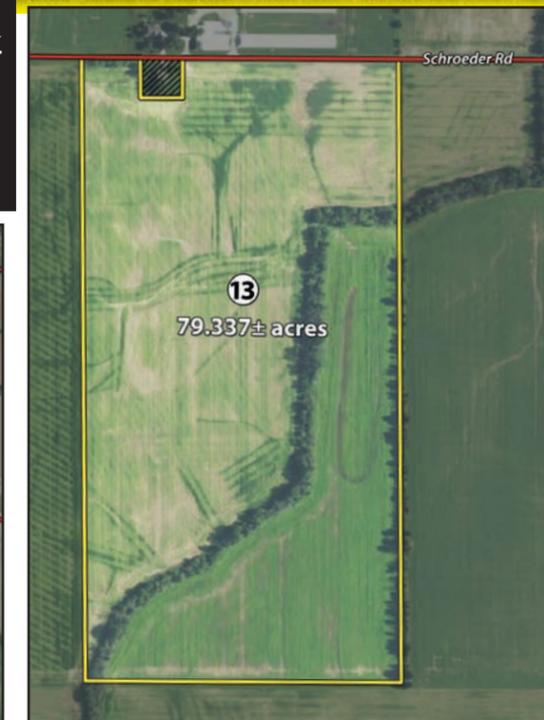
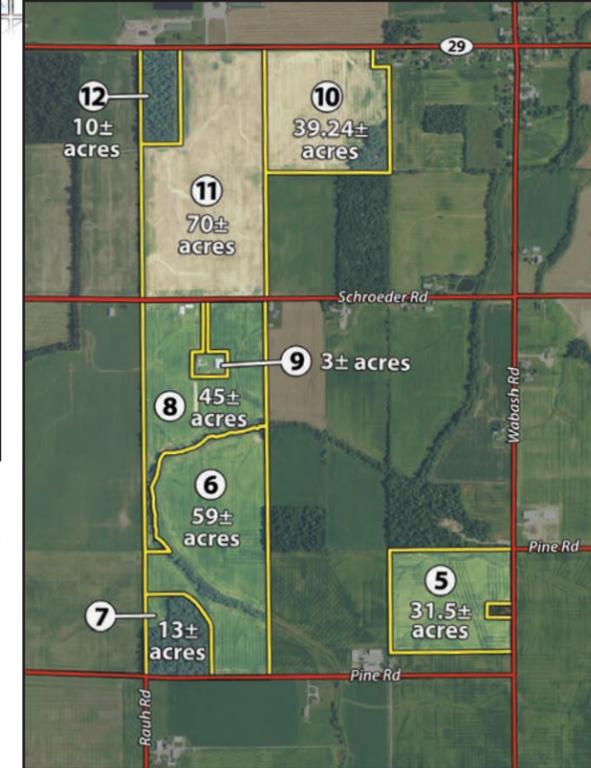
**TRACT DESCRIPTIONS:**

**TRACT 1: 80± ACRES**, all tillable. Level productive farmland. The soils are mostly Blount silt loam with a small amount of Haskins. There is nearly 1300 ft of road frontage along Erastus Durban Rd and over 2600 ft along Pine Rd.

**TRACT 2: 40± ACRES**, all tillable. Level farmland with mostly Blount silt loam soils. There is over 600 ft of road frontage along Erastus Durbin Rd and over 2500 ft along Pine Rd.

**TRACT 3: 53.33± ACRES**, mostly tillable except for approx. 5.5± acres of woods on the southeast corner. The soils are mostly Blount Silt Loam with some Pewamo silty clay loams. There is approx. 600± ft of road frontage along Pine Rd. There is approx. 2.6± acres on the south side of the drainage ditch.

**TRACT 4: 40± ACRES**, all tillable, rolling high on the western half and slopes down across the eastern half. It does offer a very scenic potential building site. There is some flood plain on the northeastern part of this tract. The soils are partly Blount silt loam with some Sloan silty clay and Glynwood clay and Shoals silt loam. There is over 1300 ft of road frontage along Pine Rd.



**TRACT 13: 79.337± ACRES**, mostly tillable except for the drainage ditch going through it. This tract is mostly Blount silt loam with some Pewamo silty clay. There is approx. 250 ft of road frontage to the west of the house, and over 900 ft of frontage to the east of the house along Schroeder Rd.

**TRACT 14: 40± ACRES**, mostly tillable except for the ditch running across the tract. The soils are a mixture of Blount silt loam, Pewamo silty clay, and Glynwood silt loam on the north of ditch and also the same on the south of the ditch with some Sloan silty clay along the ditch on both sides. There is approx. 1300 ft of road frontage along 29.



**TRACT 5: 31.5± ACRES**, all tillable, level farm land with some older drainage tiles showing on aerial. The soils are about half Pewamo silty clay and half Blount silt loam with a small amount of Glynwood. There is approx. 500± ft of road frontage along Wabash Rd to the north of the home and 300± ft to the south.

**TRACT 6: 59± ACRES**, all tillable except for the drainage ditch which runs through it. The soils are mostly Blount silt loam with some Glynwood silt loam. There is approx. 600 ft of road frontage along Pine Rd.

**TRACT 7: 13± ACRES**, mostly wooded with a small area of tillable on the northwest corner. This woods obviously took a tremendous amount of damage from the tornado. Tons of firewood to be made, but still remains a great future potential building site. There is nearly 700 ft of road frontage along Pine Rd.

**TRACT 8: 45± ACRES**, mostly tillable with a lot of frontage along the ditch. The soils are Glynwood silt loam with some Pewamo silty clay. This tract wraps around the home farm place and has approx. 600 ft of road frontage along Schroeder Rd to the west of the drive and over 600 ft to east. This tract will include the two fertilizer storage buildings. One building is 28x80 with bins inside, and the other is 48x75 with open storage inside. Sliding door is 15'w x 10.5' high.

**TRACT 9: 3± ACRES WITH THE TWO STORY HOME**, with two car attached garage, with barn and grainery. The home features a spacious kitchen with lots of clean cabinetry. The kitchen includes electric stove, dishwasher, double stainless sink, and breakfast bar. There is a formal dining room with pass through to kitchen, then the front living area has potential for approx. 35'x15' area. There is a small bedroom downstairs and 3 nice size bedrooms upstairs. The upstairs bedrooms feature built-ins and other extras. The home is heated by oil hot water heat and also has a Mitsubishi heat & air unit. The roof is approx. 10 years old and home is on well and septic. There is an updated electrical service panel. There is a propane whole house Generac generator. The large main barn is 68x60 with full length lean to. The barn has a new metal roof. The grainery building is 16x20. This Tract division is subject to the approval by the Mercer County Plan Commission.

**TRACT 10: 39.24± ACRES**, mostly tillable with approx. 3.25± acres of woods. The soils are mostly Blount silt loam with a small amount of Haskins loam. There is over 1100 ft of road frontage along 29.

**TRACT 11: 70± ACRES**, mostly all tillable farmland. The soils are mostly Blount silt loam. There is over 800 ft of road frontage along 29 and nearly 1300 ft along Schroeder Rd to the south.

**TRACT 12: 10± ACRES**, all wooded. This tract is heavily wooded with approx. 400 ft of road frontage along 29.



**PREVIEW DATES:**  
 Sunday, January 7 • 1-3 pm  
 Monday, January 15 • 3-6 pm  
 Meet a Schrader Representative at the home on Schroeder Road.

**SELLER: Vaughn F. La Rue Trust, Florence E. La Rue Estate, Roger La Rue, Trustee**



AUCTION MANAGER: Jerry Ehle, 260-410-1996 (cell) • 260-749-0445 (office)  
**866-340-0445 • 800-451-2709 • www.SchraderAuction.com**

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