

Northwest Ohio Farm and Recreational Land

Land AUCTION

Williams County, Ohio

63± acres

Offered in 4 Tracts
or Combinations



INFORMATION BOOKLET

MONDAY, MARCH 9 @ 6:00PM

- POTENTIAL BUILDING SITES
- PRODUCTIVE TILLABLE LAND
- HUNTING AND RECREATION LAND
- IMMEDIATE POSSESSION AT CLOSING



260-749-0445 • 800-451-2709 • SchraderAuction.com

DISCLAIMER:

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

SELLER: Julia Miller

AUCTION COMPANY: Schrader Real Estate and Auction Company, Inc.

Jerry W. Ehle, SAL.2006001035, 2013000026
Schrader Real Estate and Auction Company, Inc., REC.0000314452 (Jeffersonville,OH), 63198513759



CORPORATE OFFICE: 950 N Liberty Dr • Columbia City, IN 46725
800.451.2709 • 260.244.7606

FORT WAYNE, IN OFFICE: 7009 N. River Road, Fort Wayne, IN 46815
SchraderAuction.com

AUCTION TERMS & CONDITIONS:

PROCEDURES: The auction will be conducted as a multi-parcel auction, meaning multiple parcels or auction "tracts" will be offered for sale in various amalgamations, including individual tracts, combinations of tracts and all tracts as a whole. The property will be offered in 4 individual tracts, any combination of tracts and as a total 63± acre unit. There will be open bidding on all tracts and combinations, SUBJECT TO SWING TRACT RULES during the auction as determined by the Auctioneer until the close of auction. The property will be bid in the manner resulting in the highest total sale price.

DOWN PAYMENT: 10% down payment on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash, cashier's check, personal check or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed and are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: Successful bidder(s) will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

EVIDENCE OF TITLE: The Seller will provide a Preliminary Certificate of Title for the review of the prospective buyer(s). If Buyer(s) elect to have title insurance, the entire cost of the owner's title insurance will be the responsibility of the Buyer(s). Seller agrees to provide merchantable title to the property subject to matters of record. All tracts sold "As-Is".

DEED: Seller shall provide a Warranty Deed(s)

CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before April 10, 2026.

POSSESSION: Possession will be delivered at closing. Immediate possession with an additional 10% down and Buyer will sign provided Addendum and show proof of insurance.

REAL ESTATE TAXES: The Real Estate Taxes shall be prorated to the date of the closing. The Buyer(s)

shall pay all thereafter.

CAUV: If usage of property is changed, the Buyer is responsible for CAUV recoupment. Sellers have heretofore used property for agricultural purposes and its real estate taxes have been levied and paid upon a reduced Current Agricultural Use Valuation (CAUV). The Buyer's inability or failure to qualify with the local County Auditor for the CAUV valuation for the future will result in a CAUV recoupment of the past real estate tax savings. Buyer shall be wholly responsible for and pay any CAUV recoupment to become due by Buyer's conversion of the property to a non-agricultural or non-qualifying use (within the definition of Current Agricultural Use Property).

DITCH ASSESSMENTS: Buyer(s) shall pay all ditch assessments due after closing.

EASEMENTS & LEASES: Sale of the property is subject to any and all easements of record.

ACREAGE: All tract acreage, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in the auction. Any need for a new survey will be determined solely by the Seller. The cost of the survey will be split 50/50 between Buyer and Seller. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres.

PROPERTY INSPECTION: Each potential Bidder is responsible to conduct, at their own risk, their own independent inspections, investigations, inquiries, and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Please feel free to inspect the land at any other time at your own risk and being careful to respect the tenant farmers' growing crops.

FAIR HOUSING: It is illegal, pursuant to the Ohio Fair Housing Law,

Division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing Law 42 U.S.C.A. 3601, to refuse to sell, transfer, assign, rent, lease, sublease, or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, because of race, color, religion, sex, familial status, as defined in Section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services.

AGENCY: Schrader Real Estate and Auction Company, Inc. and its representatives are exclusive agents of the seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the Terms and Conditions outlined in the Purchase Agreement. The property is being sold on "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

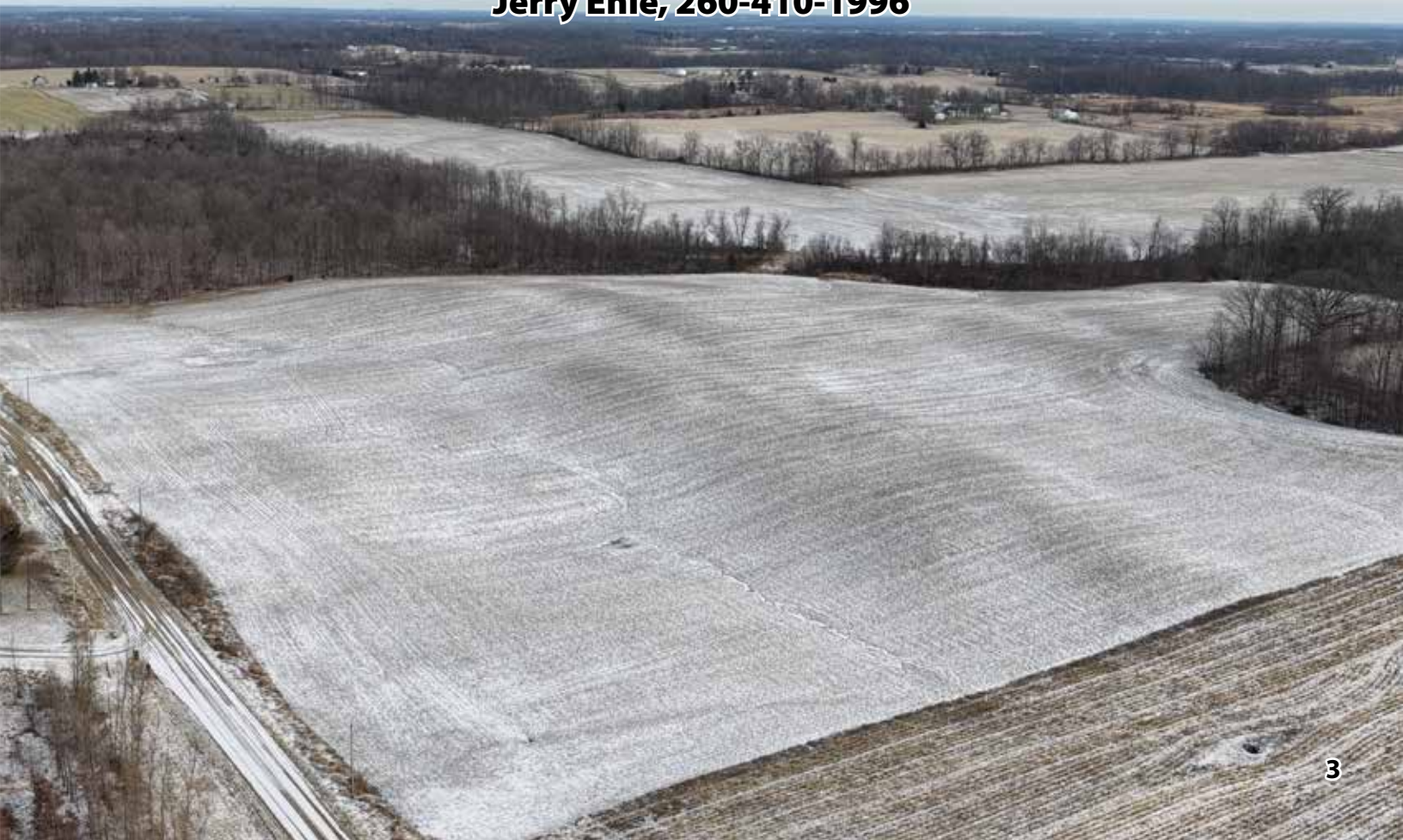
ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

STOCK PHOTOGRAPHY: Deer photos are for illustrative purposes only and are not of the auction property.

BOOKLET INDEX

- **BIDDER PRE-REGISTRATION FORM** **Page 5**
- **ONLINE BIDDING REGISTRATION FORM** **Page 7-8**
- **LOCATION MAP & AERIAL TRACT MAP** **Page 9-11**
- **SOIL MAPS (Soil, Topo Contours & Flood Zone)** **Page 13-16**
- **COUNTY TAX INFORMATION** **Page 17-24**
- **SUBDIVISION DOCUMENTS** **Page 25-33**
- **SURVEY** **Page 35-39**
- **PHOTOS** **Page 41-56**

**For Information Call Auction Manager:
Jerry Ehle, 260-410-1996**



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

MONDAY, MARCH 9, 2026

63± ACRES – WILLIAMS COUNTY, OHIO

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,
Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Monday, March 2, 2026.
Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Name _____

Bidder # _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Tract or Tracts # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

Brochure Newspaper Signs Internet Radio TV Friend

Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

Regular Mail E-Mail E-Mail address: _____

Tillable Pasture Ranch Timber Recreational Building Sites

What states are you interested in? _____

Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: _____ Date: _____

Online Auction Bidder Registration
63± Acres • Williams County, Ohio
Monday, March 9, 2026

This form and deposit are only
required if you cannot attend
the auction and wish to bid
remotely through our online
bidding system.

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Monday, March 9, 2026 at 6:00 PM (EST).
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725
Phone 260-244-7606; Fax 260-244-4431; email: auctions@schraderauction.com

For wire instructions please call 1-800-451-2709.

LOCATION & TRACT MAPS

LOCATION MAP



PREVIEW:
WEDNESDAY, FEBRUARY 18th • 4-6PM
MONDAY, FEBRUARY 23rd • 4-7PM
Meet A Schrader Representative At Tract 3
Call Auction Manager for Permission
for Walk-Over Inspections, 260-410-1996

**AUCTION HELD AT THE EDON COMMUNITY CENTER, 320 PARKWAY ST,
EDON, OHIO 43518**
**PROPERTY LOCATION: WILLIAMS COUNTY, NORTHWEST TOWNSHIP,
18000 BLOCK COUNTY ROAD 1, EDON, OHIO OR KNOWN AS STATE
LINE ROAD.**

TRACT MAP



TRACT DESCRIPTIONS:

TRACT 1: 5± ACRES, This tract offers a beautiful potential building site. It offers an elevated site overlooking a wooded part of the tract. This wooded part is usually wet and holds deer and is a wildlife thoroughfare into the large adjacent woods to the south. The backdrop is a slope up towards farmland. The soils are Edwards muck in the front and slopes up to some Glynwood loam and Pewamo silty clay.

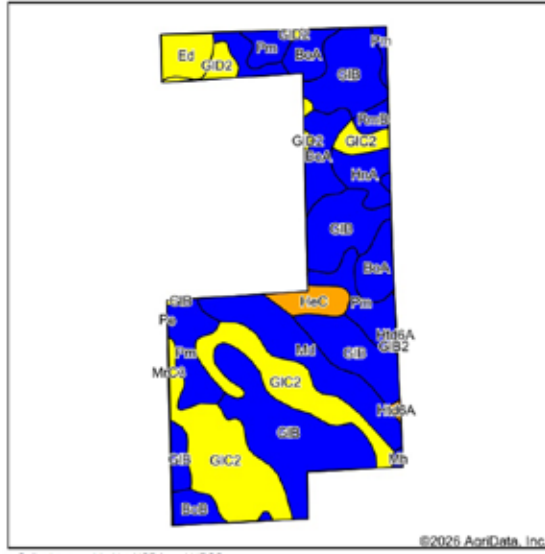
TRACT 2: 24± ACRES, "SWING TRACT", This tract is a Swing Tract, meaning it can only be bid on in combination with Tracts 1 or 3 or by an adjacent land owner. This tract is mostly all tillable. The soils are mostly Glynwood loam with some Haskins loam, Rawsom loam, and Pewamo silty clay loam. This tract lies behind the adjacent woods to the west and also bends into Tract 3. The riverine divides tracts 2 and 3. There is a shallow forge to cross from Tract 3 onto tract 2.

TRACT 3: 29± ACRES, This tract has an abundance of road frontage. It also has approximately 6± acres of woods off of the road plus some of the wooded area along the riverene. This tract offers all kinds of potential uses from mini farm site, tillable farmland, hunting and recreation. *Combine with Tracts 3 and 4 for the majority of the tillable land plus some wooded recreation land.*

TRACT 4: 5± ACRES, This tract has ample road frontage for a potential building site. The contour slopes up towards the center then back down to the wooded edge in the back. The soils are mostly Glynwood loam. *Combine with Tract 3 for a 34± acre Mini Farm or Executive Style Estate site!*

SOIL INFORMATION

SOIL MAP



State: **Ohio**
 County: **Williams**
 Location: **17-9S-4W**
 Township: **Northwest**
 Acres: **64.28**
 Date: **1/6/2026**

SCHRADER
 Real Estate and Auction Company, Inc.

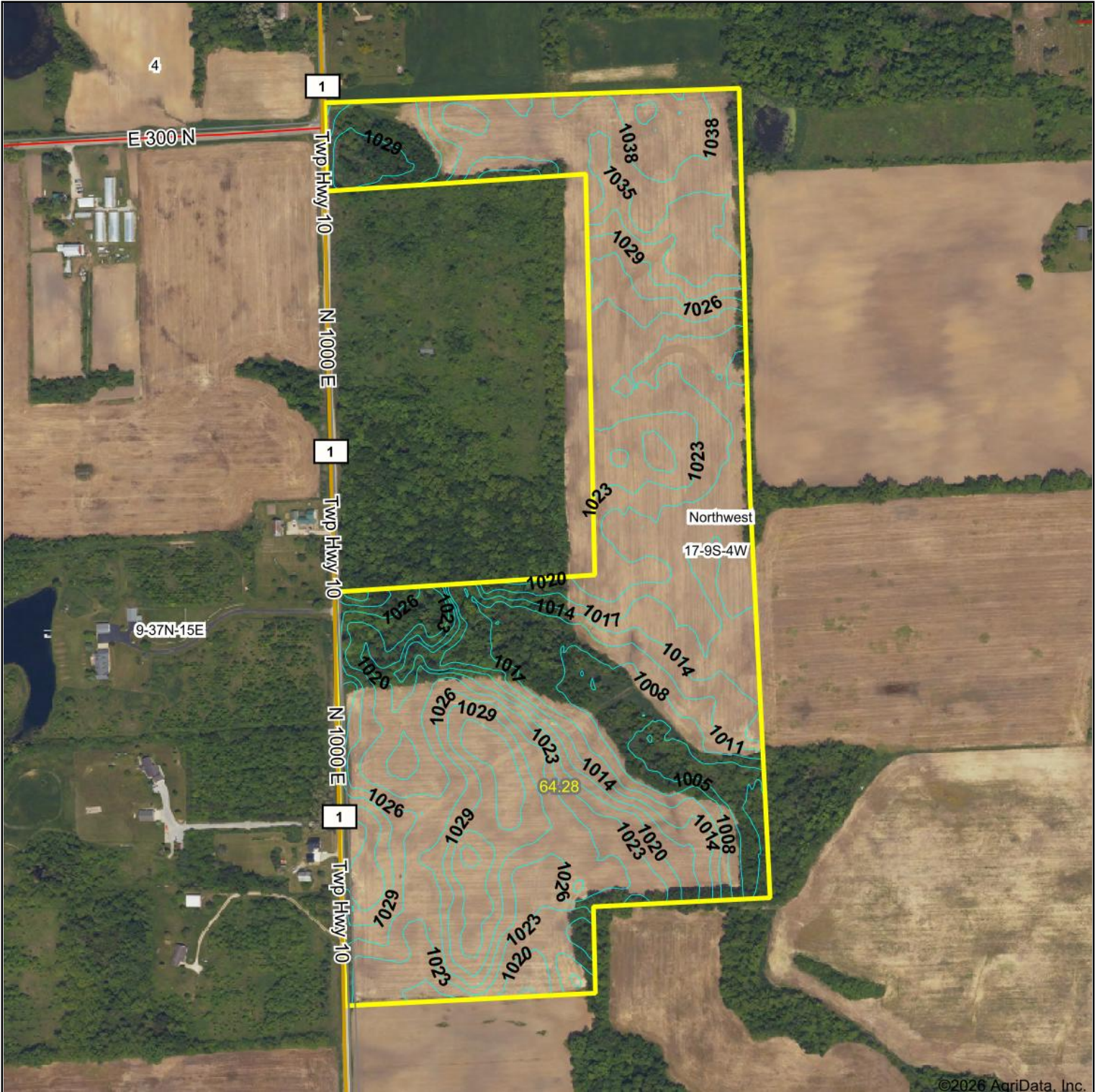


Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay Tons	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Cats Bu	Scybeans Bu	Sugar beets Tons	Tomatoes Tons	Winter wheat Bu	*eFOTG PI
GIB	Glywood loam, 2 to 6 percent slopes	22.47	34.9%		Ile	5	133	17	4	9	79	43			57	70
GIC2	Glywood loam, 6 to 12 percent slopes, moderately eroded	13.80	21.5%		Ive		85		4		65	28			32	61
Pm	Pewamo silty clay loam, 0 to 1 percent slopes	7.06	11.0%		Iiw		157		5	11		47			64	64
Md	Merrill loam	6.06	9.4%		Iiw		114		5		77	40	22	25	46	92
BoA	Blount loam, loamy substratum, 0 to 2 percent slopes	5.55	9.1%		Iiw		105		5		72	36			48	78
HnA	Hankins loam, 0 to 3 percent slopes	1.97	3.1%		Iiw		158		5	11		59			62	77
Ed	Edwards muck	1.86	2.9%		Iiw		107	10				37				81
HeC	Haney-Rauson sandy loam, 6 to 12 percent slopes	1.60	2.5%		Ile		84		4		70	29			38	69
BoB	Blount loam, loamy substratum, 2 to 6 percent slopes	1.30	2.0%		Ile		105		5		74	36			48	74
GID2	Glywood loam, 12 to 18 percent slopes, moderately eroded	1.20	1.9%		Ive				4		65				30	58
RmB	Rauson loam, 2 to 6 percent slopes	0.68	1.1%		Ile		105		4		84	36	12	18	46	73
Ht56A	Houghton muck, drained, disintegration moraine, 0 to 2 percent slopes	0.15	0.2%		Iiww		159		5	10		52			52	68
Mh	Milgrove loam	0.14	0.2%		Iiw		115		5		77	36	21	26	45	100
GmB	Glywood silt loam, 2 to 6 percent slopes	0.07	0.1%		Ile		133		4	8		46				60
GIB2	Glywood loam, 2 to 6 percent slopes, eroded	0.07	0.1%		Ile	5	128	18	4	8	78	41			96	69
Weighted Average						2.55	1.8	158.5	6.4	4.2	4.7	61	38.5	2.2	2.6	47.7

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

TOPO CONTOURS MAP



©2026 AgriData, Inc.



Source: USGS 3 meter dem

Interval(ft): 3.0

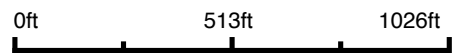
Min: 998.1

Max: 1,044.7

Range: 46.6

Average: 1,023.3

Standard Deviation: 9.15 ft



1/6/2026

17-9S-4W
Williams County
Ohio



© AgriData, Inc. 2025 www.AgridataInc.com

Boundary Center: 41° 41' 6.83, -84° 48' 12.34

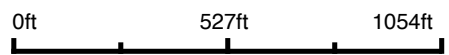
FLOOD ZONE MAP



©2026 AgriData, Inc.



Map Center: 41° 41' 6.83, -84° 48' 12.34



17-9S-4W
Williams County
Ohio



Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

1/6/2026

Flood related information provided by FEMA

COUNTY TAX INFORMATION

COUNTY TAX INFORMATION

094-170-00-007.000



Vickie L. Grimm
County Auditor
Williams County, Ohio
realestate.williamscountyoh.gov

2/4/2026

MOST RECENT PHOTO



LEGAL

OWNER	MILLER JULIA J TRUSTEE		
ADDRESS	STATE LINE		
DESCRIPTION	R.4 T.9 S.17 NWSW, SW NW AND TRACT 14 62.06A 093-02130-000		
SCHOOL DIST	EDON-NORTHWEST LSD	TAX DIST	093
ACREAGE	62.0600		

VALUATION

	APPRAISED	ASSESSED
LAND	\$253,900.00	\$88,870.00
IMPROVEMENTS	\$0.00	\$0.00
CAUV	\$109,800.00	\$38,430.00
TOTAL	\$109,800.00	\$38,430.00

TAXES

TAXABLE VALUE	\$38,430.00
ROLLBACKS	NONE
HALF (1ST / 2ND)	\$768.10 / \$768.09
YEAR (TOTAL / BALANCE)	\$1,536.19 / \$1,536.19

SPECIAL ASSESSMENTS

COUNT	7
DELINQUENT / BALANCE	\$0.00 / \$0.00
TOTAL / BALANCE	\$168.51 / \$168.51

MOST RECENT SALES

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
12/7/2021	MILLER JULIA J TRUSTEE	MAHLER JOHN F TRUSTEE	3	\$0.00	NO
10/24/2018	MAHLER JOHN F TRUSTEE	MAHLER JOHN F	3	\$0.00	NO
7/10/1990	MAHLER JOHN F	UNKNOWN	1	\$45,000.00	YES

LAND

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
0	0	0	48.6900	0	\$243,450.00
0	0	0	10.2400	0	\$10,240.00
0	0	0	2.3500	0	\$240.00
0	0	0	0.7800	0	\$0.00

IMPROVEMENTS

COUNTY TAX INFORMATION



Vickie L. Grimm
County Auditor | Williams County, Ohio

SEARCH MAP INFO FORMS TOOLS

Search by Parcel, Owner or Address

Parcel
094-170-00-007.000
113- AGR VACANT LAND OIL
Owner
MILLER JULIA J TRUSTEE
SOLD: 12/2021 \$10,000

Address
STATE LINE
NORTHWEST TWP
Appraised
\$253,900.00
ACRES: 62.9600

Photos Sketches

No Photos for this Parcel

Mini Map



MAP

TextMyGov x

Learn about our texting service!

Get answers to your questions or sign up for alerts.

[Learn More](#)

CLICK TO INTERACT

← → 123 OF 278

COUNTY TAX INFORMATION

Parcel 094-170-00-007.000
 Owner MILLER JULIA J TRUSTEE
 Address STATE LINE
 Municipality UNINCORPORATED
 Township NORTHWEST TWP
 School District EDON-NORTHWEST LSD

Deeded Owner Address

Mailing Name MILLER JULIA J TRUSTEE
 Mailing Address 765 MARKET ST APT 22F
 City, State, Zip SAN FRANCISCO CA 94103

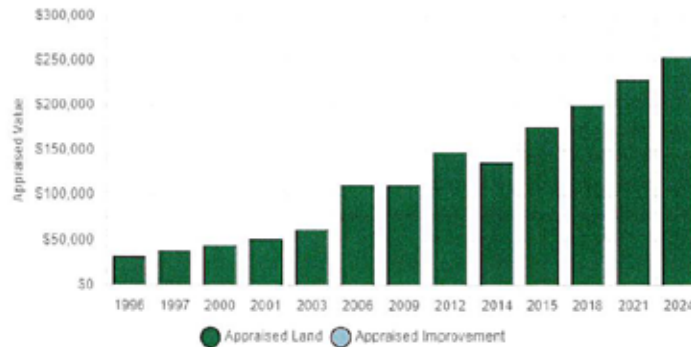
Tax Payer Address

Mailing Name MILLER JULIA J TRUSTEE
 Mailing Address 765 MARKET ST APT 22F
 City, State, Zip SAN FRANCISCO CA 94103

Valuation

Year	Appraised (100%)			Assessed (35%)		
	Land (CAUV)	Improvements	Total	Land (CAUV)	Improvements	Total
2024	\$253,900.00 (\$109,800.00 🚧)	\$0.00	\$253,900.00	\$88,870.00 (\$38,430.00 🚧)	\$0.00	\$38,430.00
2021	\$228,500.00 (\$50,290.00 🚧)	\$0.00	\$228,500.00	\$79,980.00 (\$17,600.00 🚧)	\$0.00	\$17,600.00
2018	\$200,100.00 (\$69,280.00 🚧)	\$0.00	\$200,100.00	\$70,040.00 (\$24,250.00 🚧)	\$0.00	\$24,250.00
2015	\$175,800.00 (\$95,470.00 🚧)	\$0.00	\$175,800.00	\$61,530.00 (\$33,410.00 🚧)	\$0.00	\$33,410.00
2014	\$136,800.00 (\$47,520.00 🚧)	\$0.00	\$136,800.00	\$47,880.00 (\$16,630.00 🚧)	\$0.00	\$16,630.00
2012	\$148,300.00 (\$50,180.00 🚧)	\$0.00	\$148,300.00	\$51,910.00 (\$17,560.00 🚧)	\$0.00	\$17,560.00

Historic Appraised (100%) Values



Current Abatements And/Or Exemptions

No Abatement or Exemption Record Found.

Legal

COUNTY TAX INFORMATION

Legal Acres	62.0600	Homestead Reduction	N
Legal Description	R.4 T.9 S.17 NWSW, SW NW A...	Owner Occupied	N
Land Use	110 - Agr vacant land qualifi...	Foreclosure	N
Neighborhood	00100	Board of Revision	N
Card Count	0	New Construction	N
Tax Lien	N	Lender ID	0
Annual Tax	\$1,384.96	Divided Property	N
Routing Number			

Notes

No Note Records Found.

Residential

No Residential Records Found.

Additions

No Addition Records Found.

Agricultural

COUNTY TAX INFORMATION

Land Type	Soil	Acres	Base Rate	Unit Rate	Adj. Rate	CAUV Value (100%)
ZC - ZC	GLB	21.3200	\$2,020.00	\$2,020.00	\$2,020.00	\$43,070.00
ZC - ZC	GLC2	10.9500	\$1,220.00	\$1,220.00	\$1,220.00	\$13,360.00
ZC - ZC	BOA	5.2900	\$2,950.00	\$2,950.00	\$2,950.00	\$15,610.00
ZC - ZC	PM	4.4900	\$3,870.00	\$3,870.00	\$3,870.00	\$17,580.00
ZW - ZW	MD	5.8200	\$230.00	\$230.00	\$230.00	\$880.00
ZW - ZW	WST	2.8500	\$100.00	\$100.00	\$100.00	\$240.00
ZW - ZW	GLC2	1.8900	\$230.00	\$230.00	\$230.00	\$430.00
ZW - ZW	PM	1.6400	\$230.00	\$230.00	\$230.00	\$380.00
ZC - ZC	HMA	1.6100	\$3,250.00	\$3,250.00	\$3,250.00	\$3,230.00
ZC - ZC	BOB	1.3400	\$2,630.00	\$2,630.00	\$2,630.00	\$3,520.00
ZW - ZW	GLB	1.2900	\$230.00	\$230.00	\$230.00	\$500.00
ZC - ZC	HEC	1.0900	\$1,910.00	\$1,910.00	\$1,910.00	\$2,080.00
ZO - ZO	ROW	0.7800	\$0.00	\$0.00	\$0.00	\$0.00
ZC - ZC	ED	0.7100	\$2,920.00	\$2,920.00	\$2,920.00	\$2,070.00
ZC - ZC	MD	0.6300	\$4,060.00	\$4,060.00	\$4,060.00	\$2,560.00
ZC - ZC	RMB	0.5800	\$2,750.00	\$2,750.00	\$2,750.00	\$1,600.00
ZC - ZC	GLD2	0.5700	\$830.00	\$830.00	\$830.00	\$470.00
ZW - ZW	GLD2	0.3400	\$230.00	\$230.00	\$230.00	\$80.00
ZW - ZW	BOA	0.2700	\$230.00	\$230.00	\$230.00	\$60.00
ZW - ZW	ED	0.2300	\$230.00	\$230.00	\$230.00	\$50.00
ZW - ZW	MH	0.1900	\$230.00	\$230.00	\$230.00	\$40.00
ZW - ZW	HMA	0.1700	\$230.00	\$230.00	\$230.00	\$40.00
ZW - ZW	RMB	0.1600	\$230.00	\$230.00	\$230.00	\$40.00
ZW - ZW	HEC	0.1500	\$230.00	\$230.00	\$230.00	\$30.00
ZW - ZW	CA	0.0900	\$230.00	\$230.00	\$230.00	\$20.00
ZC - ZC	GLB2	0.0600	\$1,470.00	\$1,470.00	\$1,470.00	\$90.00
ZC - ZC	CA	0.0500	\$3,440.00	\$3,440.00	\$3,440.00	\$170.00
Totals		62.060				\$109,800.00

Commercial

No Commercial Building Records Found.

Sales

Date	Buyer	Seller	Conveyance Number	Deed Type	Deed	Book/Page	Valid	Parcels In Sale	Amount
12/7/2021	MILLER JULIA J TRUSTEE	MAHLER JOHN F TRUSTEE		AF- AFFIDAVIT/DEATH CERT EXEMPT	658	/	NO	3	\$0.00
10/24/2018	MAHLER JOHN F TRUSTEE	MAHLER JOHN F		WE-WARRANTY DEED EXEMPT	535	/	NO	3	\$0.00
7/10/1990	MAHLER JOHN F	Unknown	544	Unknown		/	YES	1	\$45,000.00

Land

COUNTY TAX INFORMATION

Land Type	Acres	Actual Frontage	Effective Frontage	Depth	Depth Factor	Base Rate	Unit Rate	Adj. Rate	Market Val
A5 - Tillable	48.6900	0	0	0	100%	\$5,000.00	\$5,000.00	\$5,000.00	\$243
A8 - Woodland	10.2400	0	0	0	100%	\$1,000.00	\$1,000.00	\$1,000.00	\$10
A9 - Waste	2.5500	0	0	0	100%	\$100.00	\$100.00	\$100.00	\$
A0 - Row	0.7800	0	0	0	0%	\$0.00	\$0.00	\$0.00	
Totals	62.0600								\$253,9

Improvements

No Improvement Records Found.

Tax

[View Tax Bill](#)

2024 Payable 2025	2023 Payable 2024	2022 Payable 2023	2021 Payable 2022	2020 Payable 2021	
		Delinquency	First Half	Second Half	Year Total
CHARGE		\$0.00	\$1,152.90	\$1,152.90	\$2,305.80
ADJUSTMENT			\$0.00	\$0.00	\$0.00
REDUCTION			-\$393.14	-\$393.14	-\$786.28
NON-BUSINESS CREDIT			-\$67.28	-\$67.28	-\$134.56
OWNER OCCUPANCY CREDIT			\$0.00	\$0.00	\$0.00
HOMESTEAD			\$0.00	\$0.00	\$0.00
SALES CREDIT			\$0.00	\$0.00	\$0.00
NET TAX		\$0.00	\$692.48	\$692.48	\$1,384.96
CAUV RECOUPMENT		\$0.00	\$0.00	\$0.00	\$0.00
SPECIAL ASSESSMENTS		\$0.00	\$114.90	\$104.45	\$219.35
PENALTY / INTEREST		\$0.00	\$69.25	\$0.00	\$69.25
NET OWED		\$0.00	\$876.63	\$796.93	\$1,673.56
NET PAID		\$0.00	-\$876.63	-\$796.93	-\$1,673.56
NET DUE		\$0.00	\$0.00	\$0.00	\$0.00
TAX RATE: 60.000000				ESCROW	\$0.00
EFFECTIVE TAX RATE: 39.540155				SURPLUS	\$0.00

Yearly Tax Value Summary

Year	NET TAX	NET OWED
2024	\$1,584.96	\$1,673.56
2023	\$691.34	\$1,030.16
2022	\$733.80	\$806.63
2021	\$734.38	\$929.06
2020	\$1,054.00	\$1,153.27

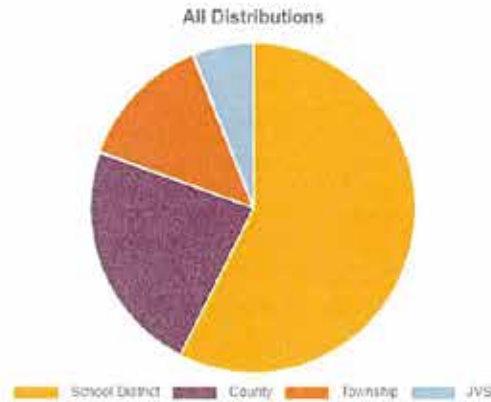
Tax Payments

COUNTY TAX INFORMATION

Payment Date	Cycle	Prior Paid	First Half Paid	Second Half Paid	Surplus Paid	Receipt Number
3/7/2025	2-24	\$0.00	\$876.63	\$796.93	\$0.00	Cashier1-03072025-18-3
1/30/2024	1-23	\$0.00	\$515.08	\$515.08	\$0.00	Cashier2-01302024-153-2
1/23/2023	1-22	\$0.00	\$405.32	\$405.31	\$0.00	Anna1-01232023-90-1
1/27/2022	1-21	\$0.02	\$464.53	\$464.51	\$0.00	Anna1-01272022-88-4

Tax Distributions

2024



Levy Name	Amount	Percentage
School District	\$795.50	57.44%
Township	\$186.08	15.44%
County	\$319.20	23.05%
JVS	\$84.18	6.08%
Totals	\$1,384.96	100%

Special Assessments

Project Name	Past		Due				Year Balance		
	Delinquency	Adjustment	First Half	Adjustment	Second Half	Adjustment	First Half	Second Half	Tot
40-777 ST JOE WATERSHED-PERM MAIN	\$0.00	\$0.00	\$8.06	-\$8.06	\$8.06	-\$8.06	\$0.00	\$0.00	\$0
11-613 DISBRO MAIN	\$0.00	\$0.00	\$36.15	-\$36.15	\$36.15	-\$36.15	\$0.00	\$0.00	\$0
11-595 FIRESTONE	\$0.00	\$0.00	\$60.24	-\$60.24	\$60.24	-\$60.24	\$0.00	\$0.00	\$0
Totals	\$0.00	\$0.00	\$104.45	-\$104.45	\$104.45	-\$104.45	\$0.00	\$0.00	\$0

[Discrepancies / Questions About This Parcel?](#)

Data Last Processed:
12/9/2025, 9:43:42 PM

SUBDIVISION DOCUMENTS

SUBDIVISION DOCUMENTS

ARTICLE IV - NO PLAT APPROVAL SUBDIVISION PROCEDURES AND REQUIREMENTS

Section 400. Purpose

The purpose of these No Plat Approval Subdivision Procedures and Requirements are to provide for the orderly growth and harmonious development of the County of Williams, Ohio.

Section 401. Interpretation

There are two types of subdivision procedures under the No Plat Approval Procedure: The No Plat Approval Procedure (Minor Subdivision) is for lots less than 4.99 acres. All proposed subdivisions must abut to an existing street or road, which does not involve the opening, widening or extension of any street or road, and which involves no more than five lots (four lots and the original parcel remaining) after the original tract has been completely subdivided. (Sections 402) and the No Plat Approval Procedure for Large Lot Divisions (Section 403). The No Plat Approval Procedure for Large Lot Divisions may be used to request a proposed division of a parcel of land along an existing public street, not involving the opening, widening or extension of any street or road, and involving the establishment of any lot ranging in size from not less than five (5) acres to not more than 20 acres. A proposed division of land under and in compliance with the No Plat Approval Procedure for Large Lot Divisions shall not be considered a subdivision for the purposes of ORC Section 711.001 (B)(1) and need only be approved under the provisions of Section s 403.

Such a subdivision may be submitted to the Planning Commission for approval without the requirement of a record plat. If the County Engineer, County Health Department, Planning Commission, Township Zoning Board and County Auditor are satisfied that such proposed subdivision of land is not contrary to applicable platting, subdivision or zoning regulations, it shall be approved by the Williams County Regional Planning Commission or authorized staff within seven (7) working days from its submission.

Section 402. No Plat Approval Procedure for Minor Subdivision Criteria

1. The submission of a proposed deed with a description following a survey by a person licensed to make surveys in the State of Ohio showing the property to be deeded, the tract designation or other description according to the real estate records of the Auditor's Office, the boundary line of the tract to be deeded, accurate in scale, the drainage of the property and any water courses on the property, and the location and names of all existing or proposed roads or other ways within or adjacent to the tract, and the name and address the engineer or surveyor.

SUBDIVISION DOCUMENTS

2. If the plot is to be used as a building site, evidence must be submitted showing the approval of the county health department of any proposed sewage treatment facilities to be located on the premises. If the approval is denied, the reasons for the denial will be provided in writing within five (5) working days after the seven (7) day review period.
3. Original tract for any parcel of land shall be defined by the plot as shown by the Williams County Auditors tax maps as of January 1, 1977, a copy of which shall be maintained in the Office of the Williams County Regional Planning Commission, and are also available on the website of the Williams County Engineer at www.wmscoengineer.com.

Section 402.1. Application Process

Application for subdivision approval shall be made on the form supplied by the Williams County Regional Planning Commission. The following information is requested:

1. Name, address and phone number of applicant.
2. Name, address and phone number of the property owner.
3. Location of the property shall be indicated by township, section number and directional description within the section and the township and range designation.
4. The proposed number of lots 4.99 acres or under to be created.
5. The acreage of each lot.
6. The applicant must sign and date the application.

Section 402.2. Minor Subdivision Design Requirements

Proposed minor subdivision lots shall conform to the following standards:

1. Lot Sizes and Shapes:

At a minimum, minor subdivision lots shall be one acre with frontage of 150 feet and a set back of 90 feet from the center line of a dedicated public road and agrees to grant a 40 foot easement for highway purposes to the Williams County Commissioners. The lot size, width, depth and shape shall be in accord with all applicable township or county zoning requirements, which ever is more restrictive, and all other applicable state, county and local rules, regulations, ordinances and laws.

SUBDIVISION DOCUMENTS

2. Remainder of parcel:

The remainder of any tract of land from which a minor subdivision split has taken place must meet the minimum frontage requirements.

3. Width to Depth Ratio (3 to 1):

Excessive lot depth in relation to width shall be invalid and avoided. A depth to width ratio of three (3) to one (1) shall be the maximum. Width shall be measured at both the road right-of-way line and the building set back line and shall be a minimum of 150 feet wide, or the minimum required by any township or county zoning ordinance, if greater than 150 feet.

4. Front or Abut Rule:

Every lot shall front or abut on an existing public street.

5. Five-Lot Rule:

A maximum of five (5) adjoining lots shall constitute minor subdivisions after the original tract has been completely subdivided. (Four plus the original).

Section 402.3. Administrative Approval of Minor Subdivision

If the WCRPC staff finds that a proposed division of a qualifying original tract as defined herein is not contrary to applicable platting, subdividing, zoning, health, sanitary or access management regulations, regulations adopted under ORC §307.37(B)(3) regarding existing surface or subsurface drainage, or household sewage treatment rules adopted under ORC §3718.02 including, but not limited to, rules governing household sewage disposal systems, it shall approve the proposed division within seven (7) business days after its submission and, on presentation of a conveyance of the parcel, shall stamp the conveyance "Approved by Williams County Regional Planning Commission; No Plat Required," and have it signed and dated by the Director or his designated representative. The burden is upon the subdivider to demonstrate compliance with these Regulations. Incomplete or deficient proposals shall be disapproved and the subdivider notified of issues and reasons for disapproval. NPA deeds must be recorded within 180 days of approval or the approval expires.

The Director or Deputy Director of the Williams County Regional Planning Commission upon receipt of an acceptable application shall consider such application filed. Within seven (7) working days of said filing, the Director or his/her designee shall approve or disapprove the subdivision (administrative approval). Approval shall be made only if applicable drainage, zoning, subdivision, and health requirements are met. Disapproval and the reasons therefore shall be made on the records of the Commission.

SUBDIVISION DOCUMENTS

402.4 Adjacent Property Transfer

The transfer of a portion of a parcel to an adjacent landowner may be handled by the Adjacent Property Transfer process when the deed for the acreage being transferred does not create an additional building site. Endorsement by zoning and health authorities may be required to ensure the parcel being reduced in size will remain compliant with applicable standards. If the Adjacent Property Transfer results in a remaining parcel of 4.99 acres or less, then said remaining parcel shall be subject to all requirements of these Regulations, and the transfer of the property may be approved only if the remaining parcel complies with these Regulations. An NPR subdivision and applicable fees may be required. The Grantee's name on the deed shall match the ownership of the adjacent parcel to which the transferred acreage is to be associated. Deeds for adjacent property transfers shall include the following covenant notation prior to approval:

"The herein described x.xx acres shall not constitute an independent building site separate from the Grantees' adjacent parcel unless approved by the WCRPC as such in accordance with applicable Subdivision Regulations."

Section 403. No Plat Approval Procedure for Large Lot Divisions

The purpose of this Sections 403 is to establish the procedure for review and approval of large lot divisions as authorized under ORC §711.133.

The No Plat Approval Procedure for Large Lot Divisions may be used to request a proposed division of a parcel of land along an existing public street, not involving the opening, widening or extension of any street or road, and involving the establishment of any lot ranging in size from not less than five (5) acres to not more than twenty (20) acres. A proposed division of land under and in compliance with this Section shall not be considered a subdivision for purposes of ORC §711 .001(B)(I) and need only be approved under the provisions of this Section.

A Large Lot Divisions application shall be filed by the landowner or designated representative. In addition to the submittal requirements set forth below, the application shall include the proposed deed(s) for the new lots identifying Grantor and Grantee (if known) with survey drawing and legal description, the signed and completed application form, and required fee.

403.1.Pre-Application Conference

Prior to filing a formal Large Lot Divisions application, an applicant is encouraged to request an informal discussion with RPC staff to discuss the procedure for approval and to familiarize the applicant with applicable requirements. It is suggested that the applicant submit a scale drawing that includes the following information;

SUBDIVISION DOCUMENTS

- 1) Location map;
- 2) Ownership of property;
- 3) Existing and proposed public roads and easements;
- 4) Existing structures;
- 5) North arrow;
- 6) Outline of areas to be divided;
- 7) Approximation of proposed lot lines and dimension;
- 8) Important natural features and drainage ways; and
- 9) Information concerning storm drainage, sewage treatment, water supply, and other facilities that impact on the development.

403.2 Survey Requirement

No division of land involving a metes and bounds description shall be approved or exempted unless it is accompanied by a survey and legal description certified by a Professional Surveyor licensed in the State of Ohio. The survey must meet the Minimum Standard For Boundary Surveys, Administrative Code 4733-37, and the survey and description must be approved by the County Engineer's Map Department.

403.3 Application Submittal Requirements

A Large Lot Divisions application shall include the following information and materials:

- 1) Existing and proposed topographic contours at 1-foot intervals for the envelope of disturbed areas of lots utilizing household sewage treatment systems; or 2-foot intervals for lots utilizing central sewer system.
- 2) Show extent of grading and clearing.
- 3) Drainage plan with review and written endorsement by the Williams County Engineer;
- 4) Existing/proposed buildings; well; location/type of household sewage treatment system;
- 5) Soil type delineation;
- 6) Additional width for right-of-way and/or utility easements must be conveyed and recorded by a separate instrument prior to the recording of the Large Lot Divisions;

SUBDIVISION DOCUMENTS

- 7) Appropriate floodplain status information showing areas within the 100-year floodplain/floodway;
- 8) Access points in accord with adopted access management standards or Ohio Department of Transportation driveway approval if access is to a state highway;
- 9) Drainage improvements and other applicable requirements of the Delaware County Engineering and Surveying Standards for Subdivision;
- 10) Written endorsement of the Large Lot Divisions from health and zoning authorities;
- 11) The sub-divider shall mark proposed lot corners with stakes and colored flagging;
- 12) Boundary survey by a professional surveyor;
- 13) An approved survey and legal description prepared by a professional surveyor (approved by the Williams County Map Department);
- 14) An approved form of conveyance meeting the requirements for property transfer by the Williams County Auditor and Engineer; and
- 15) All applicable fees.

403.4 Review and Approval

If the Commission, acting through the Executive Director or the Executive Director's designee(s), finds that the proposed division is not contrary to any applicable zoning, health, sanitary, or access management regulations, regulations adopted under ORC §307.37(B)(3) regarding existing surface or subsurface drainage, including, but not limited to, rules governing household sewage treatment systems or the regulations set forth in this Section 208 it shall be approved in accordance with the following schedule:

- 1) For proposed divisions into not more than six (6) separate parcels, approval shall be within seven (7) calendar days after its submission;
- 2) For proposed divisions into more than six separate parcels but less than fifteen (15) parcels, approval shall be within fourteen (14) calendar days after its submission;
- 3) For proposed divisions into fifteen (15) parcels or more, approval shall be within twenty-one (21) calendar days after its submission.

The burden is upon the applicant to demonstrate compliance with these Regulations. Incomplete or deficient proposals shall be disapproved and the applicant notified of issues and reasons for disapproval.

SUBDIVISION DOCUMENTS

Upon presentation of an approved conveyance of said parcel, the conveyance shall be stamped "Approved by Williams County Regional Planning Commission; No Plat Required under ORC §711.133," and signed and dated by the Executive Director or his designated representative.

Large Lot Division deeds shall be recorded within one hundred eighty (180) days from the date of approval, or the approval expires. Upon the expiration of the approval, any proposed division of the subject tract shall be filed and processed as a new application under Section 403.

403.5 Agricultural and Personal Recreational Purposes Exemption

A proposed division of a parcel of land along an existing public street, not involving the opening, widening or extension of any street or road, and which meets the acreage requirements set forth in Section 208.01 but which is to be used primarily for agricultural or personal recreational purposes (as hereinafter defined) shall be exempt from the Large Lot Division approval requirements. Upon presentation of a conveyance of such a parcel, the conveyance shall be stamped "Approved by Delaware County Regional Planning Commission; No Approval or Plat Required under ORC §711.133; FOR AGRICULTURAL AND PERSONAL RECREATIONAL USE ONLY," and signed and dated by the Executive Director or his designated representative. The conveyance shall include a statement "No change in use shall occur unless approved by the WCRPC in accordance with applicable subdivision regulations".

Nothing in this Section 403 shall be construed as excluding parcels that are exempt under this procedure that are currently being used only for agricultural or personal recreational purposes from the provisions of these Regulations for any future division or partitions of those parcels.

When parcels that are exempt from the approval requirements under this Section 403.5 are subsequently to be used for other than agricultural or personal recreational purposes, the Executive Director or his designated representative shall first determine that such a parcel complies with the regulations set forth in Section 403.

An exemption under this Section 403.5 shall require a statement, signed by the land owner, that certifies that the proposed parcel will only be used for agricultural or personal recreational purposes, and that any subsequent change in use shall require that the Executive Director first determine that the parcel complies with the then current provisions of Section 403. (A copy of the required Certification for Agricultural and Personal Recreation Exemption form is attached hereto as Appendix B and made a part of these regulations by this reference.)

For purposes of Section 403.5 the terms "agricultural purposes" and "personal recreational purposes" shall be defined as follows:

SUBDIVISION DOCUMENTS

Agricultural Purposes - a parcel or parcels that are devoted exclusively to -animal or poultry husbandry, aquaculture, apiculture, the production for a use of field crops, tobacco, fruits, vegetables, nursery stock, ornamental trees, sod, or flowers or other similar agricultural uses.

Personal Recreational Purposes - a parcel or parcels that are devoted exclusively to personal recreational use of a private type and nature that is conducted by the owner(s) of such parcel(s) or the individual(s) entitled to exclusive use and possession of such parcel(s), without fee or consideration of any kind. Any commercial or membership use that charges a fee, whether for profit or not for profit, is not permitted within a personal recreational exemption.

- 1) A plan illustrating all No Plat Application subdivisions and/or lot splits of adjacent parcels within the past year, and recording date of each;
- 2) The subdivider shall mark proposed lot corners with stakes and colored flagging; and
- 3) Boundary survey by a professional surveyor.

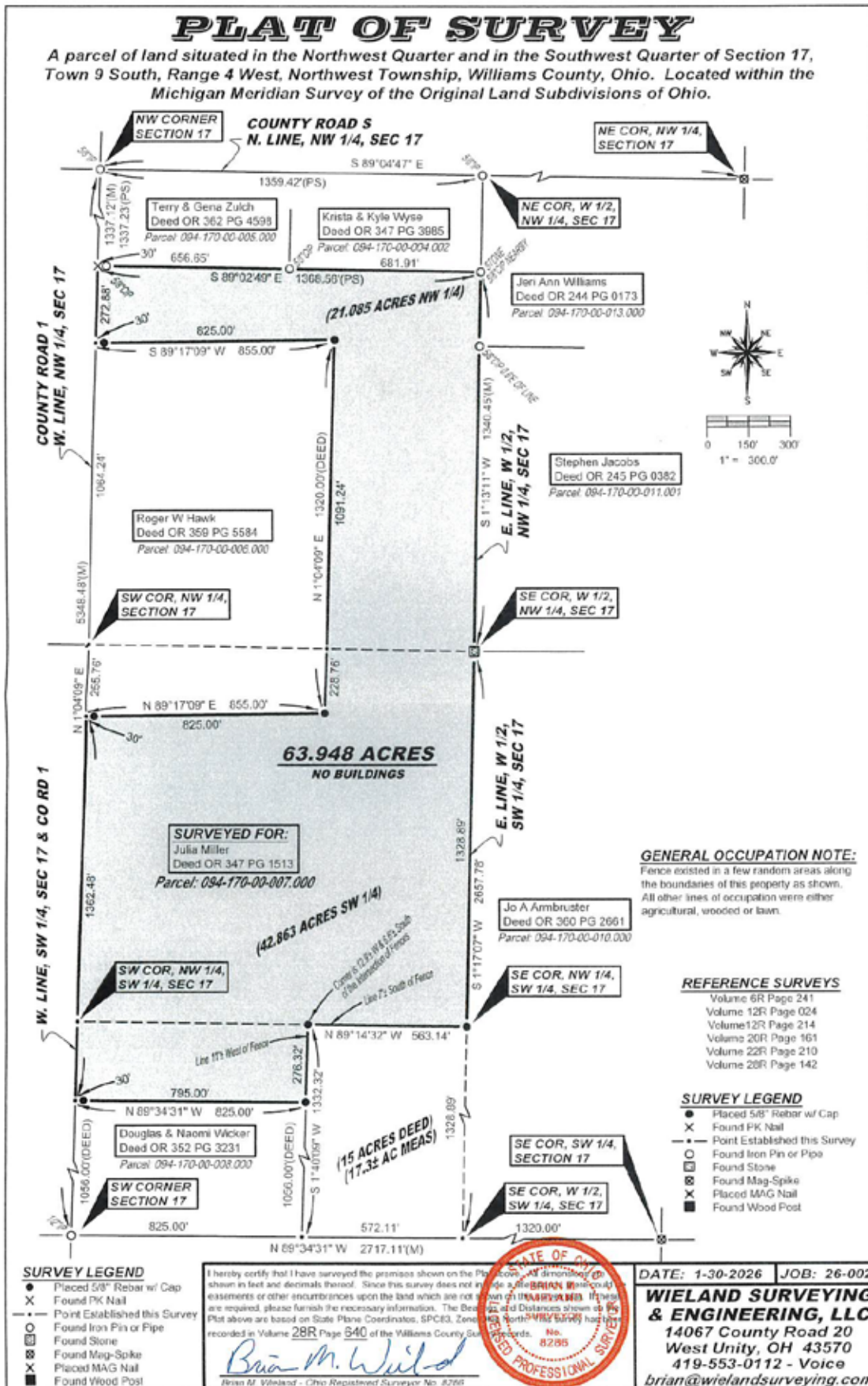
Section 404. Replats

When a proposed act of subdivision abstracts land from an existing parcel to an adjacent lot of 20 acres or under, the purchaser or applicant must furnish the following information for both parcels in addition to the required material in this Section of these regulations.

1. A full legal description of each of the new parcels being created.
2. A plat of survey, drawn to scale by a registered, certified surveyor indicating, in dashed lines, the original acreage of each parcel of land before the proposed subdivision.
3. The new boundaries and acreage of the proposed subdivision and the adjacent lot(s) shall be indicated in bold lines.
4. All existing and proposed building and their dimensions shall be cited in relation to new boundary lines.
5. The dimensions of all buildings and monuments in relation to new boundary lines.
6. Existing or proposed septic systems, leach fields, tiles and/or proposed private well system must be drawn to scale.

SURVEY

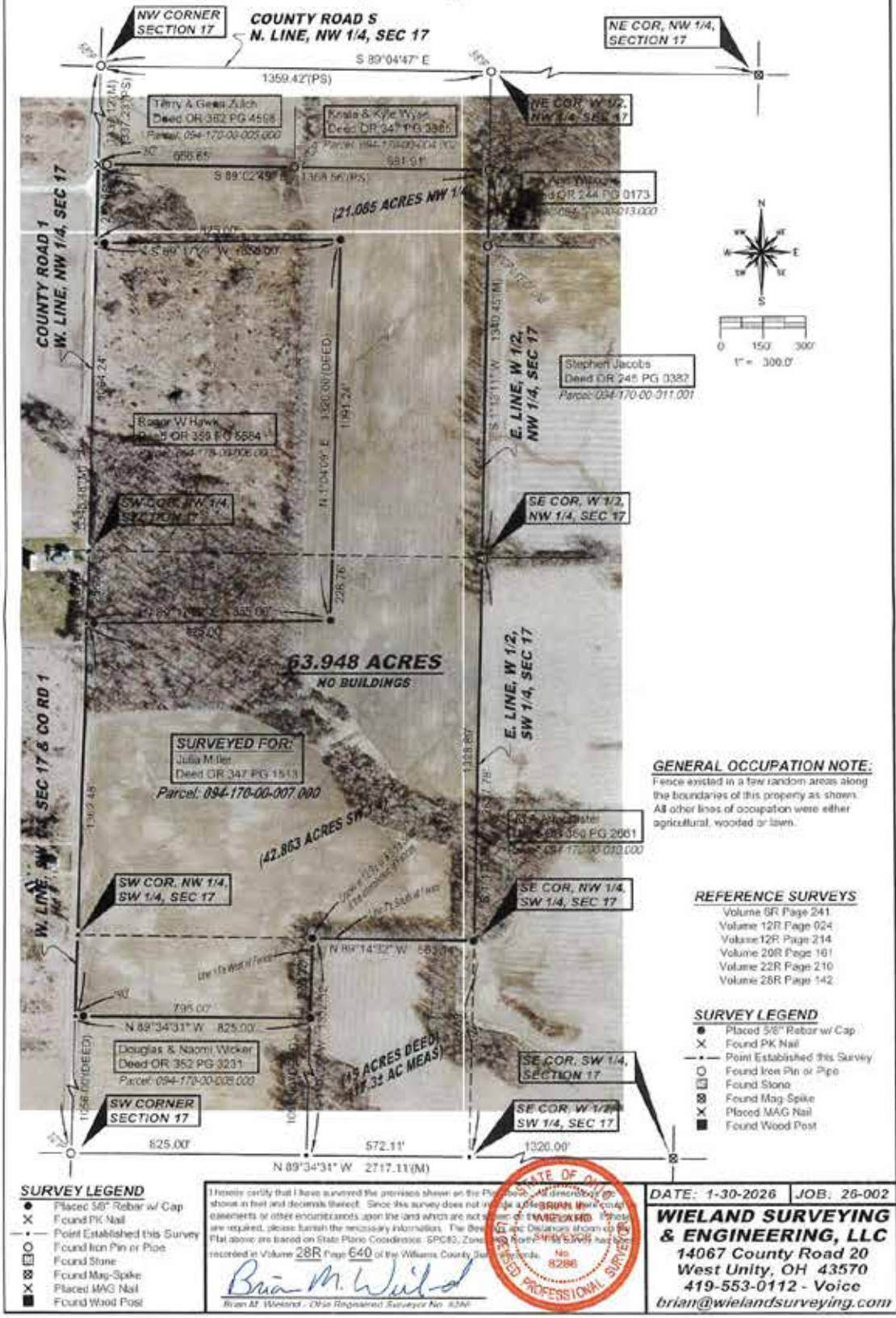
SURVEY



SURVEY

PLAT OF SURVEY

A parcel of land situated in the Northwest Quarter and in the Southwest Quarter of Section 17, Town 9 South, Range 4 West, Northwest Township, Williams County, Ohio. Located within the Michigan Meridian Survey of the Original Land Subdivisions of Ohio.



SURVEY

PROPERTY DESCRIPTION **63.948 Acres**

Being a parcel of land (owned by Julia Miller, Parcel No. 094-170-00-007.000, as recorded in OR 347 Page 1513) situated in the Northwest Quarter and in the Southwest Quarter of Section 17, Town 9 South, Range 4 West, Northwest Township, Williams County, Ohio. Located within the Michigan Meridian Survey of the Original Land Subdivisions of Ohio, being more specifically described as follows:

Commencing at the Northwest Corner of said Section 17, said point being a 5/8-inch iron pin found this survey;

Thence, South 1 degree 40 minutes 09 seconds West along the West line of the Northwest Quarter of said Section 17 a measured distance of 1337.12 feet to a PK Nail found this survey and the TRUE POINT OF BEGINNING of the parcel herein described;

Thence, South 89 degrees 02 minutes 49 seconds East, along the boundary line of the lands currently owned by Terry and Gena Zulch as recorded in OR 362 Page 4598, a distance of 30.00 feet to a 5/8-inch capped iron pin found this survey;

Thence, continuing South 89 degrees 02 minutes 49 seconds East, along the boundary line of the lands currently owned by Terry and Gena Zulch as recorded in OR 362 Page 4598, a distance of 656.65 feet to a 5/8-inch capped iron pin found this survey;

Thence, South 89 degrees 02 minutes 49 seconds East, along the boundary line of the lands currently owned by Krista and Kyle Wyse as recorded in OR 347 Page 3985, a distance of 681.91 feet to a Stone found this survey;

Thence, South 1 degree 13 minutes 11 seconds West along the East line of the West Half of the Northwest Quarter of said Section 17 a measured distance of 1340.45 feet to a stone found this survey;

Thence, South 1 degree 17 minutes 07 seconds West along the East line of the West Half of the Northwest Quarter of said Section 17 a distance of 1328.89 feet to an iron pin placed this survey;

Thence, North 89 degrees 14 minutes 32 seconds West, along the boundary line of the lands currently owned by Jo A Armbruster as recorded in OR 360 Page 2661, a distance of 563.14 feet to an iron pin placed this survey;

Thence, South 1 degree 40 minutes 09 seconds West, along the boundary line of the lands currently owned by Jo A Armbruster as recorded in OR 360 Page 2661, a distance of 276.32 feet to an iron pin placed this survey;

Thence, North 89 degrees 34 minutes 31 seconds West, along the boundary line of the lands currently owned by Douglas and Naomi Wicker as recorded in OR 352 Page 3231, a distance of 795.00 feet to an iron pin placed this survey;

Thence, continuing North 89 degrees 34 minutes 31 seconds West, along the boundary line of the lands currently owned by Douglas and Naomi Wicker as recorded in OR 352 Page 3231, a distance of 30.00 feet to a point established this survey;

Thence, North 1 degree 40 minutes 09 seconds East along the West line of the Southwest Quarter of said Section 17 a distance of 1362.48 feet to a point established this survey;

Thence, North 89 degrees 17 minutes 09 seconds East, along the boundary line of the lands currently owned by Roger W Hawk as recorded in OR 359 Page 5584, a distance of 30.00 feet to an iron pin placed this survey;

SURVEY

Thence, continuing North 89 degrees 17 minutes 09 seconds East, along the boundary line of the lands currently owned by Roger W Hawk as recorded in OR 359 Page 5584, a distance of 825.00 feet to an iron pin placed this survey;

Thence, North 1 degree 40 minutes 09 seconds East, along the boundary line of the lands currently owned by Roger W Hawk as recorded in OR 359 Page 5584, a distance of 1320.00 feet to a point established this survey;

Thence, South 89 degrees 17 minutes 09 seconds West, along the boundary line of the lands currently owned by Roger W Hawk as recorded in OR 359 Page 5584, a distance of 825.00 feet to an iron pin placed this survey;

Thence, continuing South 89 degrees 17 minutes 09 seconds West, along the boundary line of the lands currently owned by Roger W Hawk as recorded in OR 359 Page 5584, a distance of 30.00 feet to a point established this survey;

Thence, North 1 degree 40 minutes 09 seconds East along the West line of the Northwest Quarter of said Section 17 a distance of 272.88 feet to the TRUE POINT OF BEGINNING of the parcel herein described, containing 63.948 acres of land (being 21.085 acres in the Northwest Quarter and 42.863 acres in the Southwest Quarter), more or less, and subject to highways rights-of-way and easements of record as surveyed by Brian M. Wieland, Registered Surveyor Number 8286 on January 30th, 2026 and recorded in Volume 28R Page 640 of the Williams County Survey Records.

Bearings and distances are based on State Plane Coordinates, SPC83, Zone-Ohio North. Monuments described above as "Iron Pin Placed" are 5/8-inch diameter by 30-inch rebar with yellow plastic cap stamped "Wieland-8286."



A handwritten signature in blue ink that reads "Brian M. Wieland".

Brian M. Wieland
Registered Surveyor No. 8286

PHOTOS

PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS





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

CORPORATE OFFICE: 950 N Liberty Dr • Columbia City, IN 46725
800.451.2709 • 260.244.7606

FORT WAYNE, IN OFFICE: 7009 N. River Road, Fort Wayne, IN 46815
SchraderAuction.com

