

Celina, Ohio (Hopewell Twp)

Mercer County, Ohio

Auction held at the MERCER COUNTY FAIRGROUNDS
(PBS Animal Health Building)
located at 1001 W. Market St., CELINA, OH 45822

WEDNESDAY, SEPTEMBER 9TH • 10AM

INFORMATION BOOKLET

This property presents
a great opportunity
for the farmer or investor.
Inventory in this part of
Ohio is very scarce.

Important Ohio **LAND AUCTION**

97.46±
Acres

OFFERED IN 2 TRACTS

- 92.7± Cropland Acres
- High Fertility - Excellent Yield History
- Excellent Drainage: Completely pattern tiled
- Frontage on Oregon & Hoenie Roads
- 2027 Crop Rights to BUYER
- Investment quality soils / Great land stewardship
- Only 4 miles north of CELINA, OH
(1.5 miles west of US 127)

***Contact Agent for Tile Maps ***



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.

OWNER: Padua Acres LLC

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

Andrew M. Walther, SAL.2012001611, 57199875479
Schrader Real Estate and Auction Company, Inc., REC.0000314452 (Jeffersonville, OH)
Schrader Real Estate and Auction Company, Inc., 63198513759



SCHRADER REAL ESTATE & AUCTION CO., INC.

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

260-244-7606 or 800-451-2709

SchraderAuction.com

AUCTION TERMS & CONDITIONS:

PROCEDURES: The property will be offered in 2 individual tracts, any combination of tracts, or as a total 97± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer.

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: All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection.

EVIDENCE OF TITLE: The Seller will provide a Preliminary Title Opinion 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(s) 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 October 15th, 2026.

POSSESSION: Possession at closing,

subject to removal of the 2026 crop. Seller will retain all of the 2026 crop rent.

REAL ESTATE TAXES / ASSESSMENTS: Seller to pay 2026 taxes payable in 2027 by giving the buyer a credit at closing. The property is currently enrolled in the CAUV program.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, 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. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

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

SURVEY: A new survey will be made where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for title transfer.

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

MINERAL RIGHTS: The sale shall include 100% of the mineral rights owned by the Seller.

AGENCY: Schrader Real Estate & 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 an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. 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 Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller 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.

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**For Information Call Auction Manager:
Andy Walther, 765-969-0401**



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

WEDNESDAY, SEPTEMBER 9, 2026

97.46± ACRES – MERCER 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 Wednesday, September 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
97.46± Acres • Mercer County, Ohio
Wednesday, September 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 Wednesday, September 9, 2026 at 10:00 AM (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.

7. My bank routing number is _____ and bank account number is _____.
(This for return of your deposit money). My bank name, address and phone number is:

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.
9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Wednesday, September 2, 2026**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:
kevin@schraderauction.com or call Kevin Jordan at 260-244-7606.

LOCATION & TRACT MAPS

LOCATION MAP



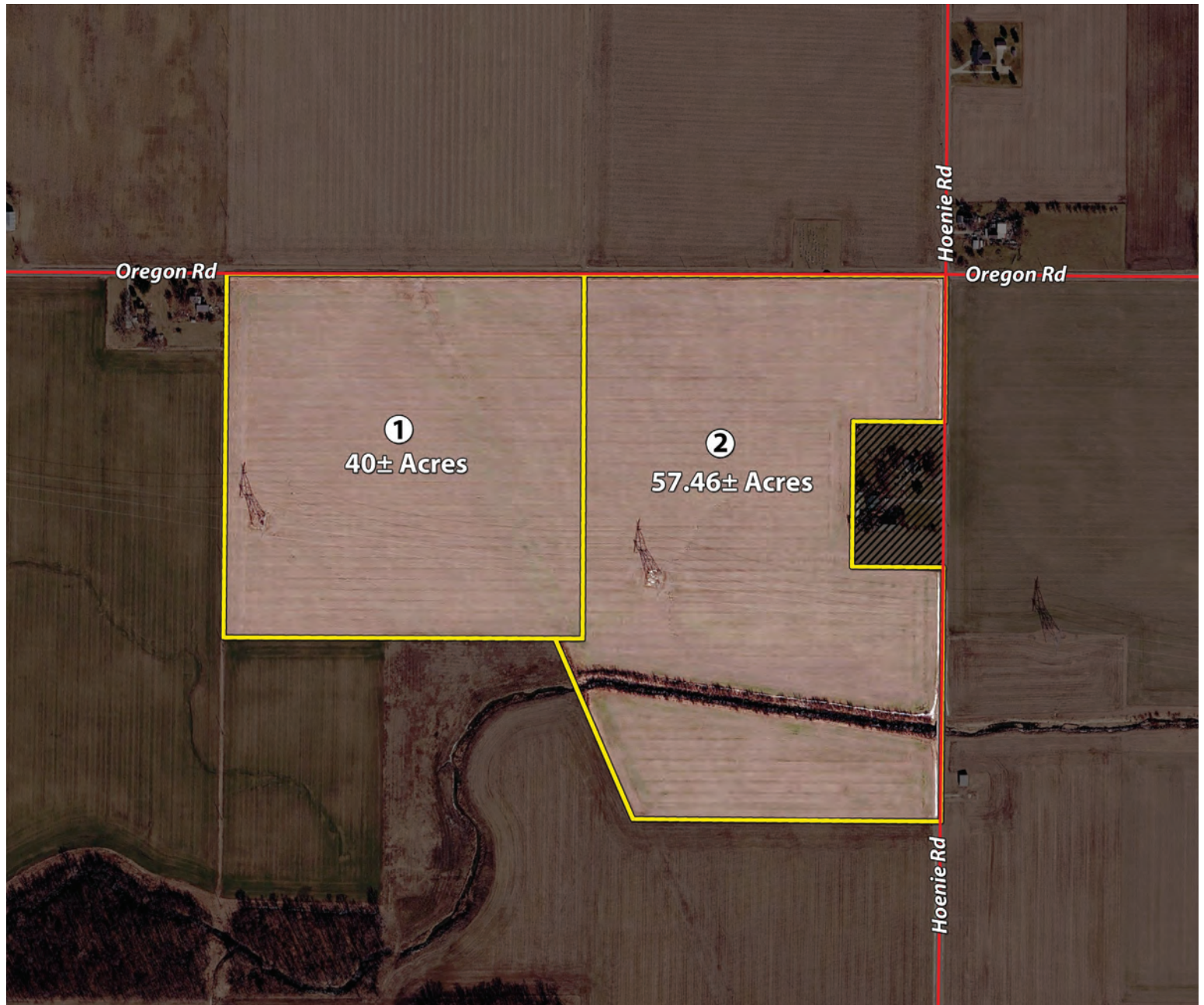
Inspection Times:
Thursday, August 20th • 10 AM - 11 AM
Thursday, September 3rd • 10 AM - 11 AM

PROPERTY LOCATION: Located 4.5 miles northwest of Celina, OH. From Celina, travel north on US 127 4.5 miles to Oregon Rd. Then left (west) 1.5 miles to the farm. Watch for Signs!

For GPS purposes use: 8987 Hoenie Rd., Celina, OH 45822

AUCTION SITE: MERCER COUNTY FAIRGROUNDS (PBS Animal Health Building) located at 1001 W. Market St., CELINA, OH 45822.

TRACT MAP



FARM DESCRIPTION:

Section 14, HOPEWELL Township, MERCER Co., Ohio

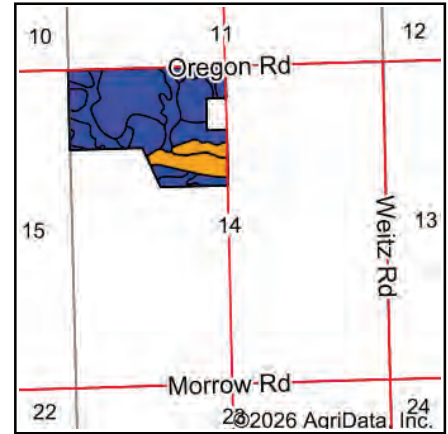
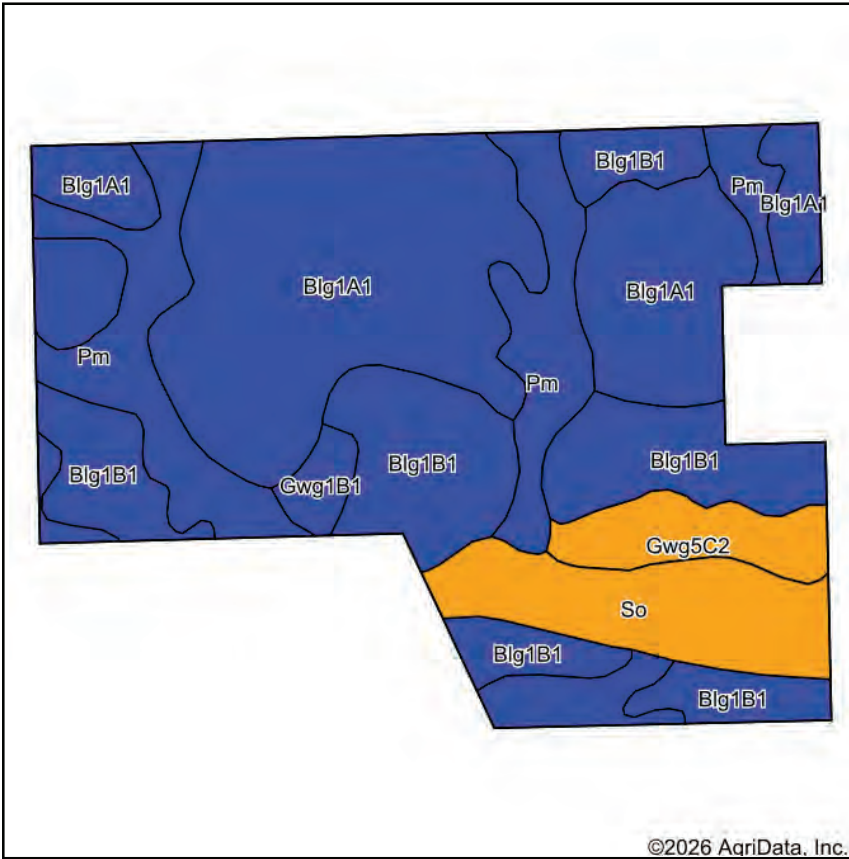
TRACT 1: 40± ACRES nearly all FSA cropland acres. This tract features quality Pewamo & Blount soils with road frontage along Oregon Road. The farm is in excellent condition with high fertility levels and improved drainage. Add this to your current operation or consider as a stand-alone investment.

TRACT 2: 57.46± ACRES with frontage on both Oregon & Hoenie Roads. Excellent fertility and tile drainage including an open ditch. Consider combining with Tract 1.

**Contact Agent for Tile Maps **

SOIL INFORMATION

SOIL MAP



State: **Ohio**
 County: **Mercer**
 Location: **14-5S-2E**
 Township: **Hopewell**
 Acres: **95.91**
 Date: **8/6/2026**



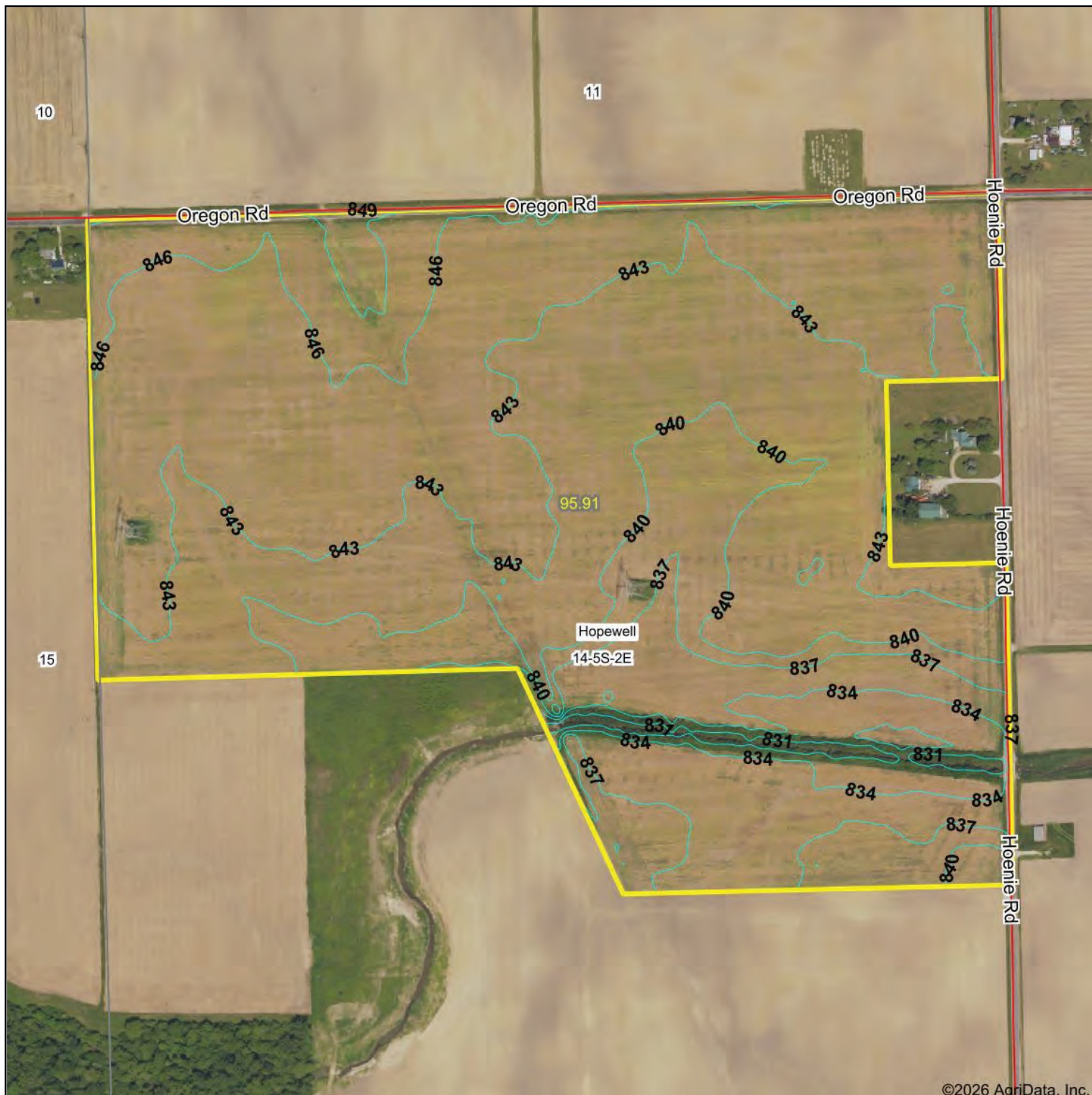
Soils data provided by USDA and NRCS.

Area Symbol: OH107, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Grass legume pasture AUM	Soybeans Bu	Winter wheat Bu	*eFOTG PI
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	37.13	38.8%		Ilw	141	4.6	9.3	45	63	78
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	25.82	26.9%		Ile	137	4.6	9	44	61	75
Pm	Pewamo silty clay loam, 0 to 1 percent slopes	18.25	19.0%		Ilw	157	5	10.5	47	64	84
So	Sloan silty clay loam, 0 to 1 percent slopes, frequently flooded	8.91	9.3%		Illw	134	4.4	8.8	47		78
Gwg5C2	Glynwood clay loam, ground moraine, 6 to 12 percent slopes, eroded	4.36	4.5%		Ille	117	3.9	7.8	29	53	61
Gwg1B1	Glynwood silt loam, ground moraine, 2 to 6 percent slopes	1.44	1.5%		Ile	132	4.4	1.4	46	60	70
Weighted Average					2.14	141.1	4.6	9.2	44.6	56.3	77.4

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

TOPO CONTOURS MAP



©2026 AgriData, Inc.



Maps Provided By:



© AgriData, Inc. 2025

www.AgriDataInc.com

Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 828.0

Max: 851.2

Range: 23.2

Average: 841.4

Standard Deviation: 3.9 ft

0ft 451ft 901ft

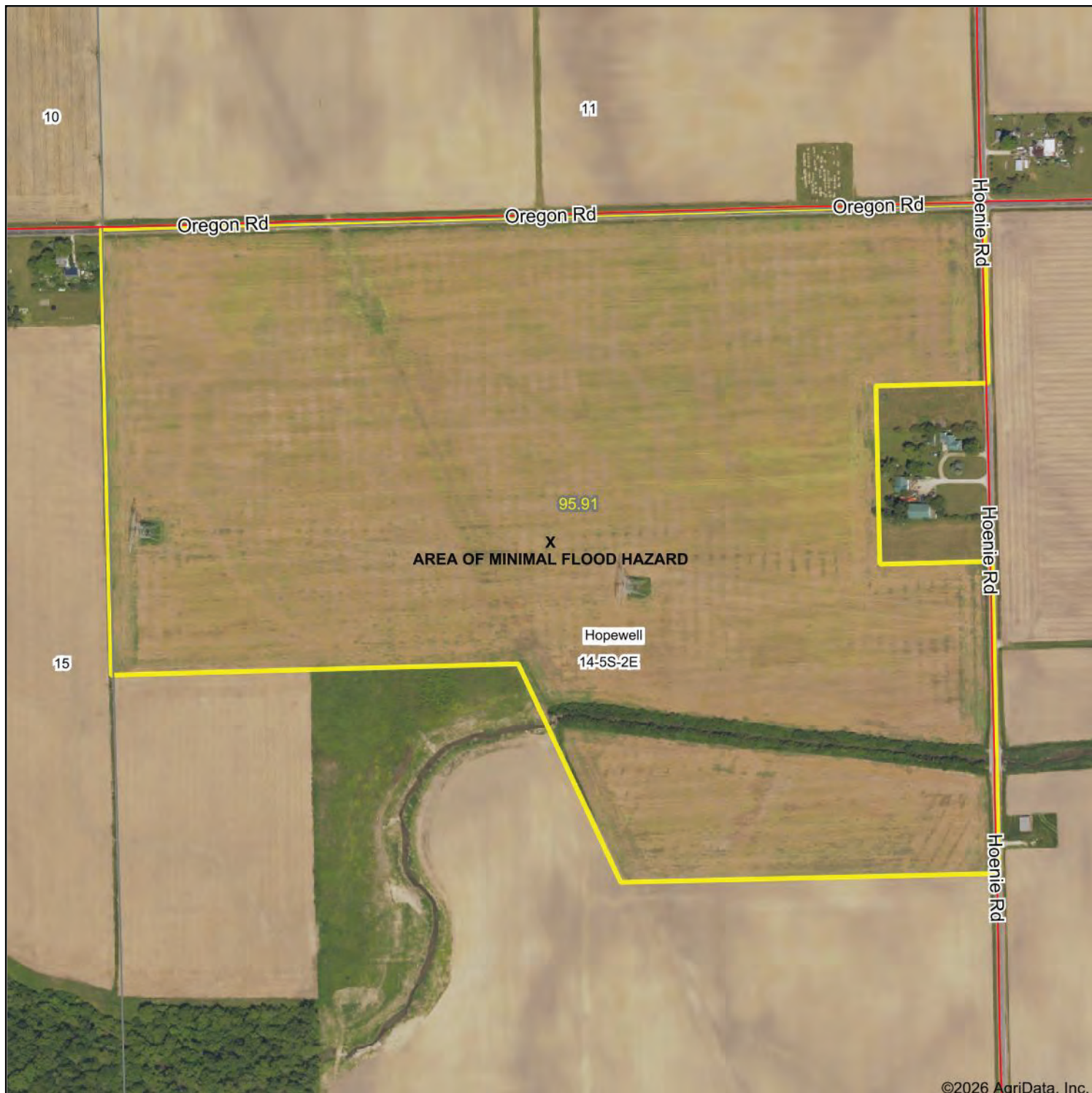


8/6/2026

14-5S-2E
Mercer County
Ohio

Boundary Center: 40° 36' 31.14, -84° 36' 15.86

FLOOD ZONE MAP



Map Center: 40° 36' 31.14, -84° 36' 15.86

0ft 464ft 929ft

Maps Provided By:



14-5S-2E
Mercer County
Ohio



8/6/2026

Flood related information provided by FEMA

TILE MAPS

TILE MAP



Padua Acres Tile Map

Installed: 2009

Yellow Lines: 12" Perforated

Black Lines: 10" Perforated

Green Lines: 8" Perforated

White Lines: 6" Perforated

Red Lines: 4" Perforated

Blue Lines: Old Tile

FSA INFORMATION

FSA INFORMATION

OHIO
MERCER

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6129

Prepared : 8/6/26 8:22 AM CST

Crop Year : 2026

Operator Name : PADUA FARMS INC
CRP Contract Number(s) : None
Recon ID : 39-107-2009-110
Transferred From : None
ARCPLC G/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
97.84	92.70	92.70	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	92.70		0.00		0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None
ARC Individual - Default	ARC County - Default	Price Loss Coverage - Default
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	44.71	0.00	154	
Soybeans	44.79	0.00	46	

TOTAL **89.50** **0.00**

NOTES

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Tract Number : 7920

Description : Hopewell Twp - Sec 14 - Hoenie Rd
FSA Physical Location : OHIO/MERCER
ANSI Physical Location : OHIO/MERCER
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : PADUA ACRES LLC
Other Producers : None
Recon ID : 39-107-2009-109

FSA INFORMATION

OHIO
MERCER
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6129
Prepared : 8/6/26 8:22 AM CST
Crop Year : 2026

Tract Land Data

Tract 7920 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
97.84	92.70	92.70	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	92.70	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	44.71	0.00	154
Soybeans	44.79	0.00	46
TOTAL	89.50	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the State or Local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

FSA INFORMATION

Mercer, Ohio

FSA - 578 (09-13-16)

Farm Number: 6129

Operator Name and Address

PADUA FARMS INC

235 SAINT ANTHONY RD

FORT RECOVERY, OH 45846-9404

REPORT OF COMMODITIES

FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2026

DATE: 08/06/2026

PAGE: 1

Original: KRS

Revision: _____

Cropland: 92.70

Farmland: 97.84

Tract Number	CLU/Field	Crop/Commodity	Var/Type	Int Use	Irr. Pr.	Org Stat	Nat. Sod	C/C Stat	Rpt Unit	Rpt Qty	Det Qty	Crop Land	Field ID	Plant Count	Planting Date	Planting Period	End Date
7920	2	CORN	YEL	GR	N	C	N	I	A	82.65		Yes			06/03/2026	01	
Producer OP - PADUA FARMS INC Share 100.00 FSA Physical Location Mercer, Ohio NAP Unit 3273 Signature Date 07/10/2026 (A)																	
5		CORN	YEL	GR	N	C	N	I	A	10.05		Yes			06/03/2026	01	
Producer OP - PADUA FARMS INC Share 100.00 FSA Physical Location Mercer, Ohio NAP Unit 3273 Signature Date 07/10/2026 (A)																	

Tract 7920 Summary

PP	Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	PP	Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	PP	Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty		
01	CORN	YEL	GR	N	A	92.70																
Photo Number/Legal Description: Hopewell Twp - Sec 14 - Hoenie Rd																						
Cropland: 92.70						Reported on Cropland: 92.70						Difference: 0.00						Reported on Non-Cropland: 0.00				

FSA INFORMATION

Mercer, Ohio

FSA - 578 (09-13-16)

Farm Number: 6129

Operator Name and Address

PADUA FARMS INC
235 SAINT ANTHONY RD
FORT RECOVERY, OH 45846-9404

REPORT OF COMMODITIES FARM SUMMARY

PROGRAM YEAR: 2026

DATE: 08/06/2026

PAGE: 2

Original: KRS
Revision: _____
Cropland: 92.70
Farmland: 97.84

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a – as amended). The authority for requesting the information identified on this form is 7 CFR Part 718, the Farm Security and Rural Investment Act of 2002 (Pub L. 107-171), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to collect producer certification of the report of acreage of crops/commodities and land use data which is needed in order to determine producer eligibility to participate in and receive benefits under FSA programs. The information collected on the form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated) and USDA/FSA-14, Applicant/Borrower. Providing the requested information is voluntary. However, failure to furnish the requested information may result in a denial of the producer's request to participate in and receive benefits under FSA programs. According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0560-0175. The time required to complete this information collection is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The provisions of criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

PADUA FARMS INC						Crop/ Commodity	Variety/ Type	Share							Crop/ Commodity	Variety/ Type	Share	Crop/ Commodity	Variety/ Type	Share
PP	Crop/ Commodity	Variety/ Type	Intended Use	Irrigation Practice	Reporting Unit	Reported Quantity	Determined Quantity	PP	Crop/ Commodity	Variety/ Type	Intended Use	Irrigation Practice	Reporting Unit	Reported Quantity	Determined Quantity					
01	CORN	YEL	GR	N	A	92.70														

CERTIFICATION: I certify to the best of my knowledge and belief that the acreage of crops/commodities and land uses listed herein are true and correct and that all required crops/commodities and land uses have been reported for the farm as applicable. I certify that for any crop for which NAP coverage has been obtained that the applicable crop, type, practice, and intended use is not planted if it is not included on the Report of Commodities for this crop year. The signing of this form gives FSA representatives authorization to enter and inspect crops/commodities and land uses on the above identified land. A signature date (the date the producer signs the FSA-578) will also be captured.

Producer's Signature (By)	Title/Relationship of Individual Signing in the Representative Capacity	Date

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotope, American Sign Language, etc.) should contact the State or local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at <https://www.usda.gov/oascr/how-to-file-a-program-discrimination-complaint> and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Mail Stop 9410, Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov.

USDA is an equal opportunity provider, employer, and lender.

FSA INFORMATION



Mercer County, Ohio
4978 Mud Pike, Suite #2
Celina, OH 45822
(419)586-3149 (P) Office Email: ohcelina-fsa@usda.gov

2026 Program Year

Farm 6129
Tract 7920



NOTES:
Share(s)/Crop(s)/Plant Date
Field(s)/Acres

- Common Land Unit**
- Non-Cropland
 - Cropland
 - CRP
 - Tract Boundary

Wetland Determination Identifiers

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

Map Created December 29, 2025

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Tract Cropland Total: 92.70 acres

Crops are non-irrigated, intended use is grain, and types are YEL (corn), COM (soybeans), and SRW (wheat) unless otherwise noted.

COUNTY TAX INFORMATION

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Parcel # 240067000000

Map #: 0514100001

8/14/2026



Jeffrey S. Larmore

County Auditor

Mercer County, Ohio

auditor.mercercountyohio.gov

MOST RECENT PHOTO



LEGAL

OWNER	PADUA ACRES LLC
ADDRESS	0 HOENIE RD
DESCRIPTION	NW NW & PT E 1/2 NW
SCHOOL DIST	CELINA SD
TAX DIST	24
ACREAGE	97.4600

VALUATION

	APPRAISED	ASSESSED
LAND	\$1,102,020.00	\$385,707.00
IMPROVEMENTS	\$0.00	\$0.00
CAUV	\$259,000.00	\$90,650.00
TOTAL	\$259,000.00	\$90,650.00

TAXES

TAXABLE VALUE	\$90,650.00
ROLLBACKS	Non-Business
HALF (1ST / 2ND)	\$1,873.28 / \$1,618.20
YEAR (TOTAL / BALANCE)	\$3,491.48 / \$0.00

SPECIAL ASSESSMENTS

COUNT	1
DELINQUENT / BALANCE	\$0.00 / \$0.00
TOTAL / BALANCE	\$27.88 / \$0.00

LAND

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
RD	0	0	2.1740	0	\$0.00
WO	0	0	0.0080	0	\$70.00

IMPROVEMENTS

MOST RECENT SALES

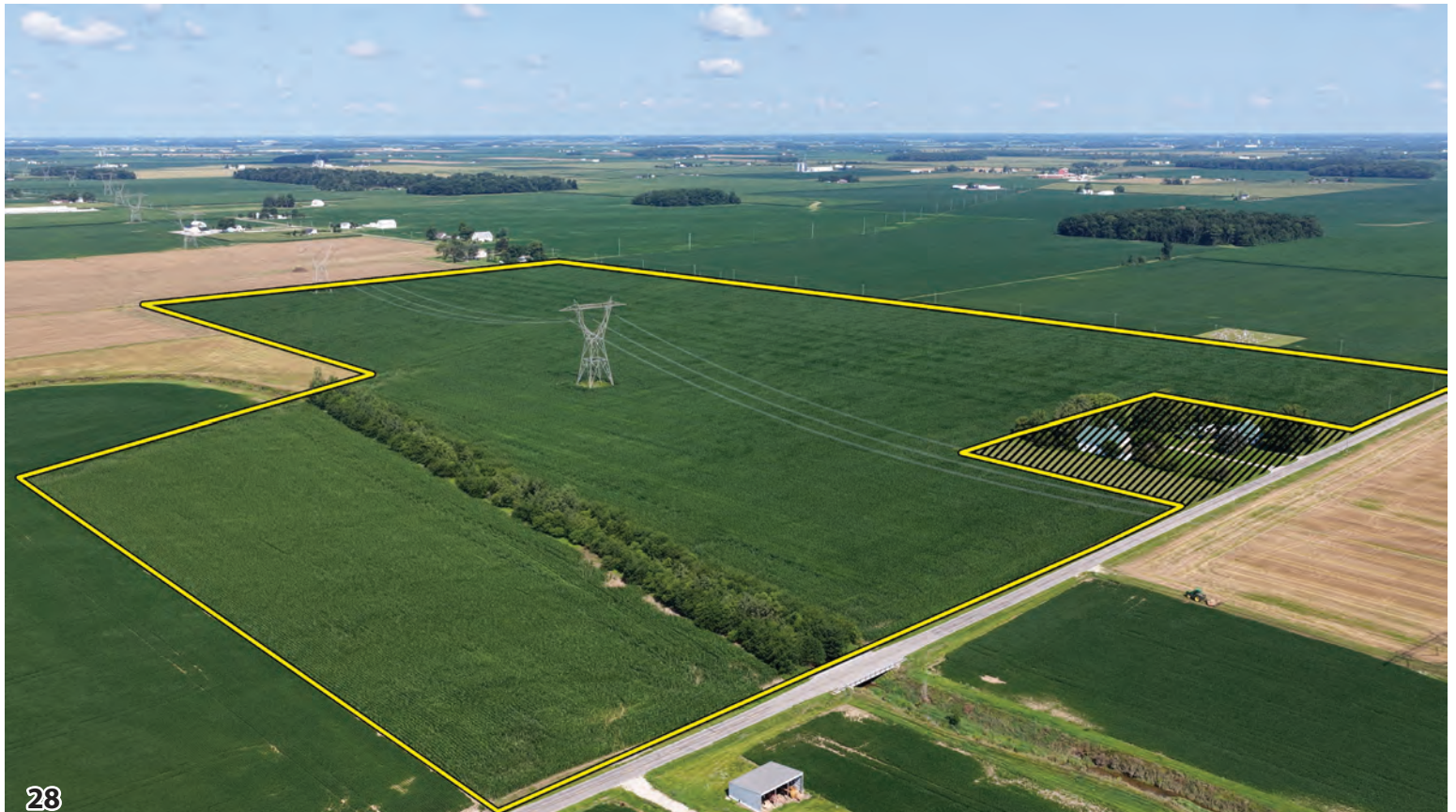
DATE	BUYER	SELLER	PRICE	VALIDITY
6/26/2012	PADUA ACRES LLC	SUDHOFF RONALD N & SUDHOFF RICHARD A	\$0.00	False
4/16/2001	WEAVER OWEN & BENTLEY MARJORIE & WEAVER GERALD E		\$0.00	False
2/10/2009	SUDHOFF RONALD N & SUDHOFF RICHARD A	WEAVER OWEN & BENTLEY MARJORIE & WEAVER GERALD E	\$499,200.00	True

AGRICULTURAL

CODE	SOIL	ACRES	RATE	ASSESSED VALUE	APPRAISED VALUE	CAUV RATE	CAUV VALUE	TAXABLE VALUE
CR - Blg1A1 - Crop Land	Blg1A1	36.682	\$11,550.00	\$204,640.00	\$584,680.00	\$2,550.00	\$93,540.00	\$32,740.00
CR - Blg1B1 - Crop Land	Blg1B1	25.795	\$11,250.00	\$140,160.00	\$400,460.00	\$2,260.00	\$58,300.00	\$20,410.00
CR - PM - Crop Land	PM	18.123	\$12,450.00	\$108,980.00	\$311,370.00	\$3,450.00	\$62,520.00	\$21,880.00
CR - SO - Crop Land	SO	8.845	\$12,150.00	\$51,910.00	\$148,310.00	\$2,590.00	\$22,910.00	\$8,020.00
CR - Gwg5C2 - Crop Land	Gwg5C2	4.323	\$9,150.00	\$19,110.00	\$54,590.00	\$870.00	\$3,760.00	\$1,320.00
CR - Gwg1B1 - Crop Land	Gwg1B1	1.461	\$10,350.00	\$7,300.00	\$20,870.00	\$1,630.00	\$2,380.00	\$830.00
WO - SO - Woods	SO	0.049	\$6,480.00	\$150.00	\$440.00	\$230.00	\$10.00	\$0.00

PHOTOS

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