

377[±] Acres Premier OHIO LAND AUCTION

Wyandot County, OH

SCHRADER
Real Estate and Auction Company, Inc.



CORPORATE OFFICE:
950 N Liberty Dr • Columbia City, IN 46725
OHIO OFFICE:
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AUCTION MANAGERS:
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Schrader Real Estate and Auction Company, Inc.
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800-451-2709

SchraderAuction.com

NOVEMBER 2026						
SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

Wyandot County, OH

Harpster, Ohio - (Antrim Twp)

377[±] Acres

OFFERED IN 5 TRACTS
OR ANY COMBINATIONS

TRACT 2

Premier OHIO LAND AUCTION

Tuesday, November 10th • 6pm

SCHRADER
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- 356[±] FSA Cropland Acres - High Percent Tillable
- Good Fertility - Excellent Yield History located in a "Top Agricultural Area"
- Improved Drainage - Excellent Location with all land located in a 2-mile cluster
- Frontage on OH SR 294 and County Highway 130
- 2027 Crop Rights to BUYER
- Investment quality soils / Great land stewardship / Impressive Soil Indexes
- 13 miles SW of Bucyrus, OH
- 9 miles SE of Upper Sandusky, OH
- 14 miles North of Marion, OH

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TRACTS 3-5

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Premier OHIO LAND AUCTION

Tuesday, November 10th • 6pm

AUCTION SITE: Wyandot County Fairgrounds (Masters Building)
located at 10171 OH-53 N., Upper Sandusky, OH 43351



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This property presents a GREAT opportunity for the farmer or investor. Offerings of this size & quality are SCARCE in the marketplace.

Wyandot County, OH Harpster, Ohio - (Antrim Twp)

377± Acres
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PROPERTY LOCATION: From Upper Sandusky: take OH-199 southeast and merge onto SR 23. Continue 2 miles to the intersection of SR 23 and OH-294. Then left (east) to Tract 1. **For Tracts 2-5**, continue east ¼ mile to CR 130, then left (north) to the farms. Watch for Signs! *For GPS purposes use: 3385 State Hwy 294, Harpster, OH 43323.*

AUCTION SITE: Wyandot County Fairgrounds (Masters Building) located at 10171 OH-53 N., Upper Sandusky, OH 43351.

TRACTS 3-5

Premier
OHIO LAND

AUCTION
Tuesday, November 10th • 6pm

TRACT 1

Contact Auction Company for
Detailed Information Book
with Additional Due-Diligence
Materials on the Property.

OWNER: Carol I. Althouse Irrevocable Trust, Mark Althouse, Trustee
FOR INFORMATION CALL: Andy Walther • 765-969-0401 • Email: andy@schraderauction.com
Travis Kelley • 740-572-1525 • Email: travis@schraderauction.com

800-451-2709 • SchradersAuction.com

FARM DESCRIPTION:

Sections 19, 30 & 31 of ANTRIM Township, Wyandot Co., Ohio

TRACT 1: 84± ACRES nearly all FSA cropland acres. This tract features quality Milford, Del Ray & Luray soils with road frontage on OH-294. The farm is in excellent condition with good fertility levels and improved drainage. Add this to your current farming operation or consider as a stand-alone investment. Improved drainage in place. NCCPI-82.9 (Section 31)

TRACT 2: 98± Acres with 91± FSA cropland acres. This is another impressive tract with a quality mix of Pewamo, Blount & Del Ray Soils. Excellent fertility and existing tile drainage with an open ditch. Frontage on CR 130. NCCPI-71.26. (Section 30)

TRACT 3: 40± ACRES with 31± FSA cropland acres. This is a great combination tract with an established 8.5± acre woods in the southwest corner of the tract. Frontage on CR 130. Predominately Pewamo & Glynwood soils. NCCPI-70.5. (Section 30)

TRACT 4: 78± ACRES nearly all FSA cropland acres. Frontage on CR 130. This tract features quality soils (over 50% Pewamo) along with the topography and size that allow for ease of farming operation. Consider combining this with Tract 3 or 5. NCCPI-71.8. (Section 19)

TRACT 5: 77± ACRES with 73± FSA cropland acres. Frontage on CR 130. This is a great opportunity to expand your farming operation. Quality soils and quality proven yields. NCCPI-68.4. (Section 19)

INSPECTION DATES & TIMES:
Tuesday, October 20th • 10 AM – 11 AM
Tuesday, October 27th • 10 AM – 11 AM
Tuesday, November 3rd • 10 AM – 11 AM

Meet an Agent at Tract 4

TRACT 1

TRACT 2

TRACTS 4 & 5

TRACT 5

5
77± Acres

4
78± Acres

40± Acres 3

2
98± Acres

1
84± Acres

TRACT 3

AUCTION TERMS & PROCEDURES

PROCEDURES: The property will be offered in 5 individual tracts, any combination of tracts, or as a total 377± 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: 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 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 Trustee's Deed(s)

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

POSSESSION: Possession will be delivered at closing.

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 boundaries are approximate and have been estimated based on current legal descriptions.

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.**

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

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ONLINE BIDDING AVAILABLE

You may bid online during the auction at
www.schraderauction.com. You must be registered One
Week in Advance of the Auction to bid online. For online
bidding information, call Schrader Auction Co. - 800-451-2709.