

124[±] Acres Defiance County Farm AUCTION

Offered in 9 Tracts or Combinations



CORPORATE OFFICE:

950 N Liberty Dr • Columbia City, IN 46725

FORT WAYNE, IN OFFICE:

7009 N River Rd • Fort Wayne, IN 46815

AUCTION MANAGER:

Jerry Ehle • 260-410-1996

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Defiance County Farm AUCTION

THURSDAY, OCTOBER 22 • 6:00PM

HOME / BUILDINGS
PRODUCTIVE QUALITY TILLABLE LAND
GREAT POTENTIAL COUNTRY BUILDING SITES
HUNTING AND RECREATION SITES
SCENIC RIVER SITE

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TRACTS 6-7



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Auction Held at UAW Memorial Hall,
2144 Baltimore St., Defiance, OH 43512

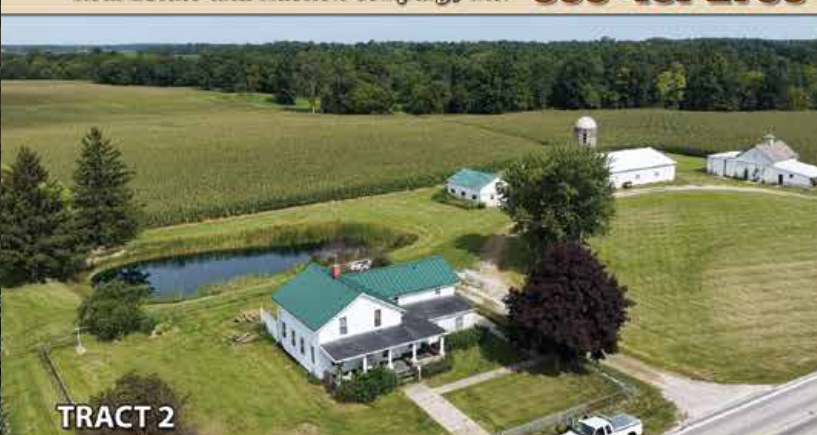


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TRACTS 3-5



TRACT 2



TRACT 8





TRACTS 2-5



TRACT 1



TRACTS 3 & 4



TRACT 3

Defiance County Farm AUCTION

THURSDAY, OCTOBER 22 • 6:00PM

PROPERTY LOCATION: 15370 S.R. 111 and Cromley Road, Defiance OH 43512.

Located just one mile from Defiance, Ohio

AUCTION HELD AT UAW Memorial Hall, 2144 Baltimore St., Defiance, OH 43512.

TRACT DESCRIPTIONS:

TRACT 1: 12± ACRES, LOTS OF ROAD FRONTAGE AND WATER FRONTAGE! This tract creates the perfect country building site. There is an abundance of road frontage along Highway 111 and lots of frontage along the Fivemile Creek. Great for hunting and fishing and recreation!! The soils are a combination of Paulding Clay and Fulton loam.

TRACT 2: STORY AND A HALF, 3 BEDROOM, 1 ½ BATH HOME ON PARTIAL BASEMENT, SMALL POND, 42 X 68 POLE BUILDING, OUTBUILDINGS SET UPON 5± ACRES. PUBLIC WATER AND SEWER!!! The home features a spacious kitchen / dining area with lots of natural oak cabinets. There is a sliding back door out to the large patio with small stocked pond in back yard. Beautiful Oak Flooring throughout, this home boasts a spacious living room and separate family room with fireplace. From the family room, there is a beautiful oak winding stairway to the upstairs bedrooms. There is a bonus office room at the end of the home. The home is heated and cooled with Geothermal heat along with back up propane furnace. The home is connected to public sewer. The 42 x 68 pole building has concrete floor, and electric, with a Large sliding door on one end. A second wood beam barn with lean-tos includes livestock stalls, and would make a great 4H barn. This will make a great starter home for mini farm!

TRACT 3: 45.5± ACRES, QUALITY PRODUCTIVE TILLABLE LAND PLUS WOODED HUNTING AND RECREATION ALONG WATER FRONTAGE! This tract has considerable road frontage along Road 111 and wraps behind Tract 2. There is public sewer along Highway 111. The soils are a combination of Roselms silty clay and Paulding Clay. There is frontage along the Fivemile Creek with park like setting overlooking the creek. Combine Tracts 2 and 3 for a 50± acre farm with hunting and recreation along the creek.

SELLER: Thomas M. Webb

AUCTION MANAGER: Jerry Ehle, (260) 410-1996

TRACT 4: 25± ACRES, QUALITY PRODUCTIVE TILLABLE LAND PLUS APPROXIMATELY 7.5

WOODED ACRES FOR HUNTING! There is 100 feet of road access from Highway 111. This tract provides a potential private estate site with some tillable land plus the woods for hunting and recreation. The soils are mostly Roselms loam with some Paulding Clay.

TRACT 5: 9± ACRE - "SWING TRACT". A MIX USE OF TILLABLE LAND AND WOODS FOR HUNTING! This tract is a Swing Tract meaning that it can only be bid on by an adjacent land owner or in combination with a tract that has road access. This tract cannot be bid in combination with Tracts 6 or 7 only! It does offer additional hunting and recreational opportunities for Tracts 3 and 4. The soils are Roselms loam. There is a swale with woods that runs through this tract which provides wildlife cover and travel.



TRACTS 3 & 5-7

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TRACT 6: 5± ACRE POTENTIAL BUILDING SITE WITH WOODS AND WATERWAY IN THE BACK!

This tract is mostly tillable with a back drop of some woods along the Fivemile Creek. The soils are mostly Roselm loam.

TRACT 7: 11± ACRES TILLABLE LAND AND WOODS AND WATERWAY! This tract has an abundance of road frontage along Cromley Road. It is mostly tillable land and also includes some woods with the Fivemile Creek access.

TRACT 8: 10± ACRE MOSTLY WOODED FOR AWESOME POTENTIAL WALK-OUT BUILDING SITE INCLUDING PARK LIKE SETTING OVERLOOKING WATERWAY. FANTASTIC HUNTING SITE!! This tract has it all! A potential wooded building site overlooking the Fivemile Creek. Then there is access to the back with a small amount of tillable land for food plot and a gorgeous park like

setting over the Fivemile Creek. A fantastic hunting spot! There is some flood plain that follows the ravine through this tract.

TRACT 9: 1.5± ACRE PARCEL WITH CONSIDERABLE ROAD FRONTAGE AND RIVER FRONTAGE AND ACCESS. This tract is an attractive access to the Auglaize River. A beautiful oversight spot to pull in a camper and enjoy the weekends. It is within the flood plain.

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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.

REAL ESTATE AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 9 individual tracts, any combination of tracts (Subject to "Swing" Tract Limitations) and as a total 124± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of 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 November 27, 2026.

POSSESSION: Possession will be delivered on the home and buildings at closing. The possession of the tillable land is subject to the 2026 crop harvest.

REAL ESTATE TAXES: The Seller to pay the 2026 Real Estate Taxes due in 2027. 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: Photos are for illustrative purposes only and are not of the auction property.

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.

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