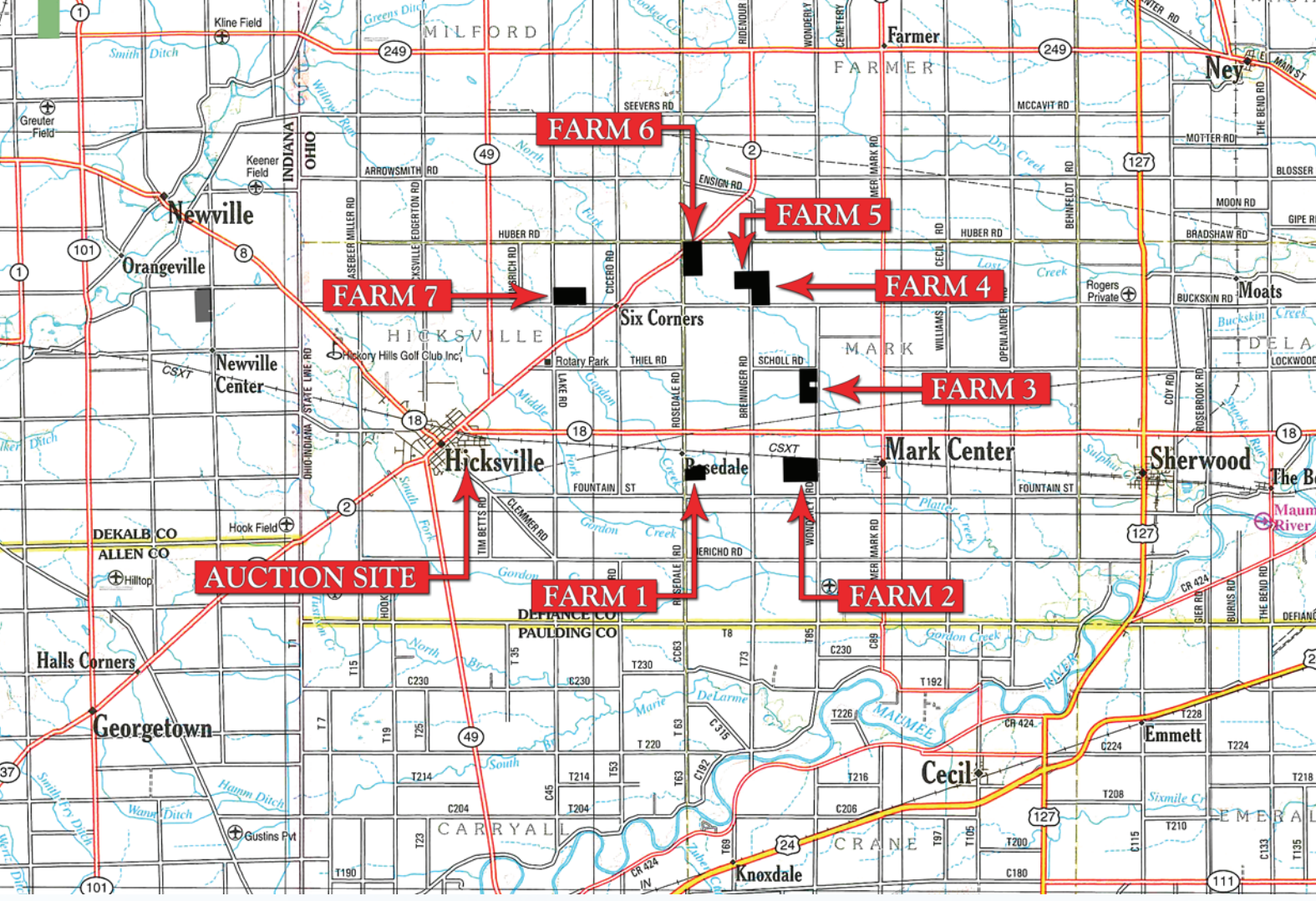


# Wagler Farms AUCTION

Defiance County, OH & DeKalb County, IN



AUCTION SITE: Defiance County Fairgrounds, 530 S Main St, Hicksville OH

## 8 DIFFERENT FARM SITES: DEFIANCE COUNTY, OHIO

- FARM 1: Tract 1, Mark Township, Sect. 19, Rosedale Rd
- FARM 2: Tracts 2, 3, and 4, Mark Township, Sect. 20, 10556 Wonderly Rd
- FARM 3: Tracts 5 - 9, Mark Township, Sect. 17, N. Wonderly Rd
- FARM 4: Tracts 10 and 11, Mark Township, Sect. 5, Breininger Rd
- FARM 5: Tract 12, Mark Township, Sect. 6, Breininger Rd
- FARM 6: Tracts 13 - 17, - Mark Township, Sect. 6, SR 2 & Rosedale Rd and Huber Rd
- FARM 7: Tracts 18 and 19, Hicksville Township, Sect. 2, Buckskin Rd and Lake Rd

## DEKALB COUNTY, INDIANA

- FARM 8: Tracts 20, 21, and 22, Newville Township, Sect. 18, CR 75 & CR 56

## INSPECTION DATES

Friday, October 8 • 3:00-6:00pm  
 Monday, October 25 • 4:00-6:00pm  
 Meet a Schrader Representative at the building on Tract 4.

800.451.2709  
 SchraderAuction.com



# Wagler Farms AUCTION

Defiance County, OH & DeKalb County, IN



- Productive Tillable Land
- Hunting & Recreational Land
- Potential Building Site
- Great Investment Opportunities

8 FARMS  
 578±  
 acres

Offered in 22 Tracts or  
 Any Combination

MONDAY, NOVEMBER 1 AT 6:00PM  
 held at Defiance County Fairgrounds, Hicksville OH • Online Bidding Available

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 One Week in Advance of the Auction to bid online. For  
 www.schraderauction.com. You must be registered.  
 You may bid online during the auction at  
 ONLINE BIDDING AVAILABLE

**SCHRADER**  
 Real Estate and Auction Company, Inc.  
 PO Box 508 • 950 N Liberty Dr  
 Columbia City, IN 46725  
 800.451.2709 • 260.244.7606  
 Auction & Manager  
 JERRY EHLE • 260.410.1996  
 260.740.0445, 866.340.0445  
 in cooperation with  
 Dave Nice • Harvest Farm Management

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 HARVEST FARM MANAGEMENT

You may bid online during the auction at [www.schraderauction.com](http://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.

### Terms and Conditions

**PROCEDURES:** The property will be offered in 22 individual tracts, any combination of tracts, or as a total 578± 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 an Executor's Deed(s).

**CLOSING:** The balance of the real estate purchase price is due at closing, which will take place on or before December 31, 2021.

**POSSESSION:** Possession will be delivered at closing subject to 2021 lease and crop removal.

**REAL ESTATE TAXES:** The Sellers will pay the 2021 Real Estate Taxes payable in 2022 by giving a credit at 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. In the event that the entire property sells to one buyer there shall be no survey.

**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.

**BUILDING SITES:** None of the auction tracts and/or potential sell-offs have been reviewed or pre-approved by the Defiance nor DeKalb County Plan Commissions. Each Buyer assumes all responsibility for satisfying the requirements of the local authorities in connection with any future use, improvement or development of the purchased tract(s), including any requirement for lot or plat approval or any other approval or permit from the plan commission, planning department, building department and/or health department.

Sellers and Auction Company shall have no obligation or responsibility before or after closing with respect to any permit or approval that Buyer may need in connection with any prospective use or improvement. Buyer's obligation to acquire the purchased tract(s) is not contingent upon obtaining any such permit or approval.

**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.**

**SCHRADER**  
THE ORIGINAL MULTI-TRACT AUCTIONS  
in cooperation with  
**DAVE NICE HARVEST FARM MANAGEMENT**

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**FARM #1 TRACT 1: 36.5± acres** – This Property has approximately 860 feet of road frontage along Rosedale Rd, and is located south of SR 18. It is level with mostly Latty silty clay soils.



**FARM #2 TRACT 2: 61± acres** – There is approximately 45 acres tillable with approximately 16 acres wooded. The woods has a good amount of mature and maturing hardwoods throughout. No official forestry assessment has been made. The soils are a combination of Latty Silty Clay loam and Haskins loams. This is a great hunting and recreation woods. Lots of deer sign! There is approximately 860 feet of road frontage.

**TRACT 3: 46.5± acres** – This tract is mostly tillable with 425 feet of frontage along Wonderly Rd. The soils are mostly Haskins loam with some Latty Sily clay mixed.



**TRACT 4: Farm home, barns and 2.5± acres** – This is the original home site and has an 1800's two story home along with a 50' x 100' pole building and a 40' x 52' pole building. The home has a large kitchen with pantry area and lots of solid cupboards. The dining room off of the kitchen is very spacious with a bump out room towards the road with windows. There is one bedroom and one full bath on the main level. There are two bedrooms upstairs plus a large landing. The basement is a shallow Michigan style cellar with a Trane propane forced air furnace and there is Central Air. The end door on the large pole building is and overhead door with opener and is 24' W x 14' H. The side door is double sliding doors, 25' W x 13' H. The home has metal siding. The well is a 6" well. The house is solid bones waiting for new makeover! A great Mini Farm setting!!



**FARM #3 TRACT 5: 15± acres** – This tract has a small access, approximately 45 ft., off of N. Wonderly Rd. It is mostly tillable with an edge of the neighboring woods along the south border. There is approximately 13 acres tillable and a touch over 1 acre woods. The soils are a combination of Latty silty clay and Fulton silty clay loams.

**TRACT 6: 19± acres** – This tract is mostly all tillable with some sapling trees and grass lands growing in part of it. There is approximately 875 feet of road frontage along Wonderly Rd. This tract wraps behind Tract 7 and adjoins Tract 8. The soils are mostly Toledo silty clay and Latty silty clay loams.



**TRACT 7: 2.5± acres** – This tract is all wooded and would be a beautiful potential building site with some large hardwoods. There is approximately 265 feet of road frontage. Combine this with Tract 6 for a 20+ Acre Mini Farm!!

*Per FSA map, there is approximately 2.85 acres included in the ditch between Tracts 5 and 6. There is an 18" culvert pipe under the access to this property.*

**TRACT 8: 17± acres** – This tract is mostly wooded with approximately 4 acres of tillable land in the front. There is approximately 315 feet of road frontage. There are a lot of small hardwoods growing with some maturing trees also. Another Great Hunting and Recreation property. A beautiful potential building site in front of the woods.

**TRACT 9: 20± acres** – This tract is mostly tillable with an edge of woods from Tract 8 plus approximately 1 acre of ditch running through the northeast corner. There is approximately 665 feet of road frontage along Wonderly Rd and 1,345 feet along Scholl Rd. The soils are a combination of Fulton silty clay and Latty Clay loams.

**Owner**  
**Ray Wagler Estate**  
**Auction Manager**  
**JERRY EHLE • 260.410.1996**  
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**FARM #4 TRACT 10: 65± acres** – This tract is mostly all tillable with productive soils and does have the ditch bisecting it. The soils are mostly Kibbie loam with some Colwood along the ditch. There is approximately 1,380 feet of road frontage along Buckskin Rd and 2,405 feet along Breninger Rd.

**TRACT 11: 15± acres** – This tract is mostly wooded with approximately 10± acres of woods and approximately 5 acres of tillable and ditch in the front. The tillable soils are mostly Kibbie loam and some Colwood loam. There is approximately 235 feet of road frontage.

**FARM #5 TRACT 12: 40± acres** – This tract is a square 40 and mostly tillable except for approximately 1 acre non-cropland towards the front and approximately 3 acres treeline along the south. The soils are mostly all Kibbie loam. There is approximately 1,320 feet of road frontage along Breninger Rd.



**FARM #6 TRACT 13: 42± acres** – This tract is mostly tillable except for approximately 8 acres of woods in the back SE corner. The soils are mostly Kibbie loam and some Colwood loam. There is approximately 390 feet of frontage along Huber Rd plus 125 feet along SR 2.

**TRACT 14: 4.5± acres** – This tract is a beautiful elevated potential building site. It is nestled within Tract 13. There is approximately 100 feet of road frontage along Huber and 235 feet along SR 2 and will include the access drive off of SR 2. There is approximately 1 acre of woods and rest tillable in front. Combine Tracts 13 & 14 for a home site within your farm!!

**TRACT 15: 25.5± acres** – This tract is a very level productive farm field. It's soils are mostly Kibbie loam and some Digby loam. There is approximately 865 feet of road frontage along SR 2 and 1,340 feet of road frontage along Rosedale Rd. Combine with Tract 13 for nearly 68 acres productive farmland with a great drainage ditch to the south.

**TRACT 16: 8.5± acres** – This tract is a great potential building site or an easy pull-in farm field with mostly all Nappanee silty clay loam along the large drainage ditch. There is approximately 550 feet of road frontage along Rosedale Rd.

**TRACT 17: 7.5± acres** – This triangular tract is surrounded between SR 2, Huber, and Rosedale Rds and has a ditch bisecting it. There is approximately 945 feet of road frontage along Huber Rd, 535 feet along SR 2, and 700 feet along Rosedale Rd. It is mostly Kibbie loam soils.



**FARM #7 TRACT 18: 21± acres** – This tract is mostly all tillable. The soils are mostly Nappanee loam mixed with Kibbie loam. There is approximately 520 feet of road frontage along Buckskin Rd. Tucked within neighboring woods, this could make a beautiful Mini Farm setting!!

**TRACT 19: 54± acres** – This tract is all tillable. This soils are a mixture of Nappanee loam, Hoytville clay and Belmore loam. There is approximately 1,800 feet of road frontage along Buckskin Rd, and 750 feet along Lake Rd.



**FARM #8 TRACT 20: 21.5± acres** – This tract is an elevated tract that rolls down in elevation. There is a large wet area on the southeast corner. This lends itself to some possible walk-out building sites with great scenic views overlooking the rest of the farm! The soils are a combination of Blount loam on top and slopes to Glynwood and Rensselaer loams. The wet area is Bono and Wallkill silt loams. There is approximately 1,080 feet of road frontage along CR 56 and 750 feet of frontage along CR 75.

**TRACT 21: 33.5± acres** – This tract is all tillable except for a small amount of woods line on the west border. There are a couple of depressions taking away a small amount of cropland. The soils are mostly Blount loam with a small amount of Pewamo silty clay. There is approximately 980 feet of road frontage along CR 75.

**TRACT 22: 20± acres** – This tract has approximately 7 acres of woods with an area of lower tillable land in back of the woods. There is approximately 7 acres tillable in front of the woods. The soils are mostly Glynwood loam with some Pewamo silty clay and the back area is Houghton muck. There is approximately 705 feet of road frontage along CR 75. This tract lends itself to a private potential building site with your very own Hunting Preserve behind!

