

# TILLABLE LAND *Auction*

★ Paulding County | Payne, OH  
**160±** acres  
In 4 Tracts, Combinations  
& as a Whole

# INFORMATION BOOK

-  ONLINE BIDDING AVAILABLE
- Tracts Ranging from 4± to 60± Acres
  - 159± FSA Tillable Acres
  - 3 Miles Southwest of Payne, OH
  - 2 Miles East of the Indiana State Line
  - Exceptional Road Frontage
  - Potential Country Homesite



*Thursday, December 16 • 6 pm*

**SCHRADER** 800.451.2709  
Real Estate and Auction Company, Inc. [www.SchraderAuction.com](http://www.SchraderAuction.com)

Held at St. James Lutheran Church Community Hall - Payne, OH

## 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:** Roth Family Farms, LLC



**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:

**PROCEDURE:** The property will be offered in 4 individual tracts, any combination of tracts and as a total 160± 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. 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 PRICE:** The successful bidder will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. The final bid price is subject to the Seller's acceptance or rejection.

**DEED:** Seller shall provide Warranty Deed.

**CLOSING:** The targeted closing date will be approximately 30 days after the auction.

**POSSESSION:** Possession is at closing.

**REAL ESTATE TAXES:** Seller shall pay 2021 real estate taxes due and payable in 2022. Buyer shall assume any taxes thereafter. Buyer shall assume any ditch and drainage assessments due after closing.

**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 has 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 acreages, dimensions and proposed boundaries are approximate and have been estimated based on current legal description and/or aerial photos.

**SURVEY:** Any need for a new survey shall be determined solely 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 con-

tained 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.**

**Drew Lamle • 260.609.4926** #SAL.2021005796

**Broker/Auction Firm:** Schrader Real Estate and Auction Company, Inc.

#REC.0000314452, #BBB.2010001376, #63198513759

**Broker/Auctioneer:** Rex D. Schrader II

#BRKP.2014002282, #2012000041



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# REGISTRATION FORMS

# **BIDDER PRE-REGISTRATION FORM**

**THURSDAY, DECEMBER 16, 2021**

**160+ ACRES – PAYNE, 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,

Fax # 260-244-4431, no later than Thursday, December 9, 2021.

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  
160± Acres • Paulding County, Ohio  
Thursday, December 16, 2021**

**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 Thursday, December 16, 2021 at 6:00 PM.
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](http://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](mailto: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, Thursday, December 9, 2021**. Send your deposit and return this form via fax to: **260-244-4431**.

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:**

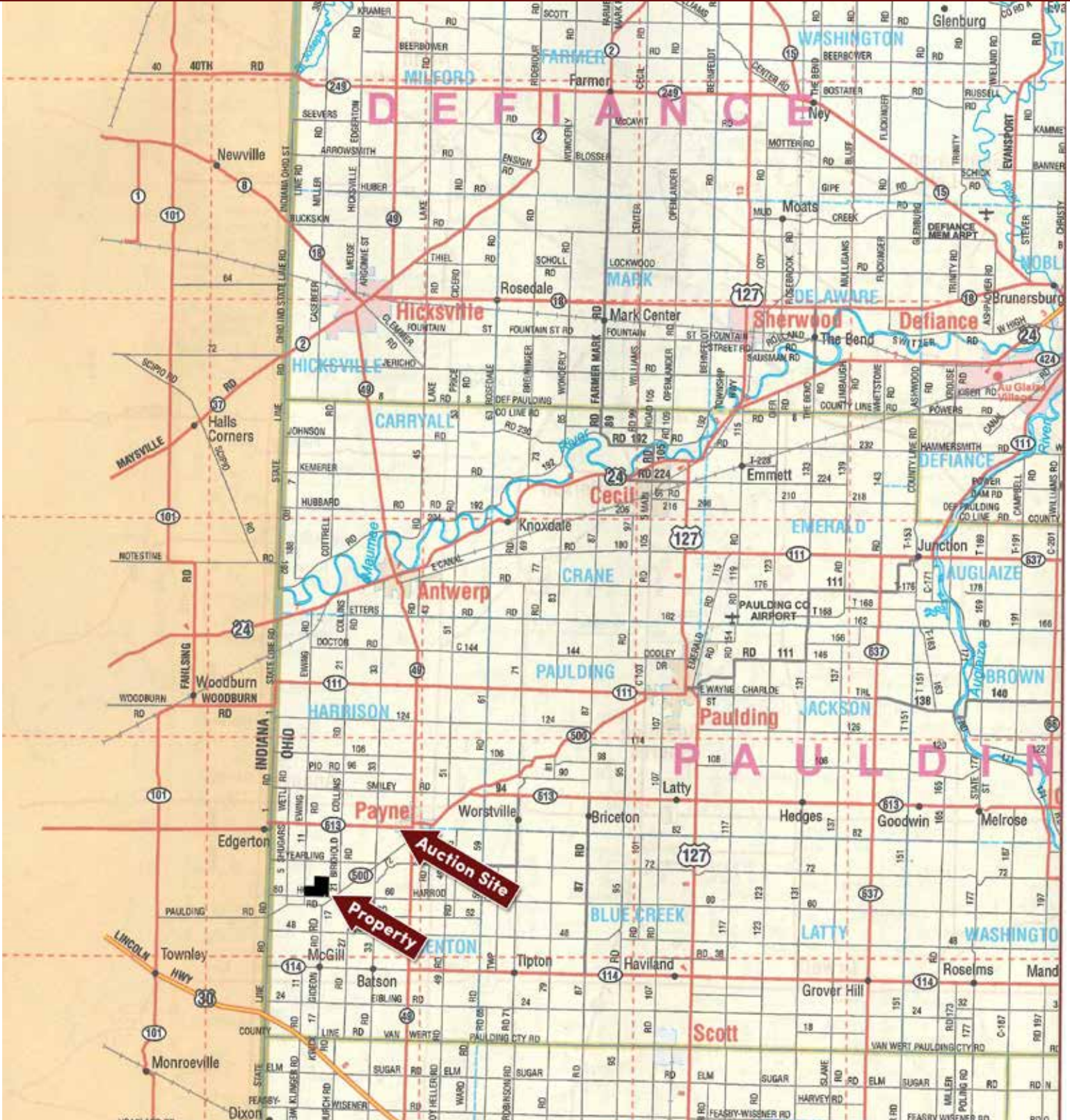
E-mail address of registered bidder: \_\_\_\_\_

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 260-229-1904.



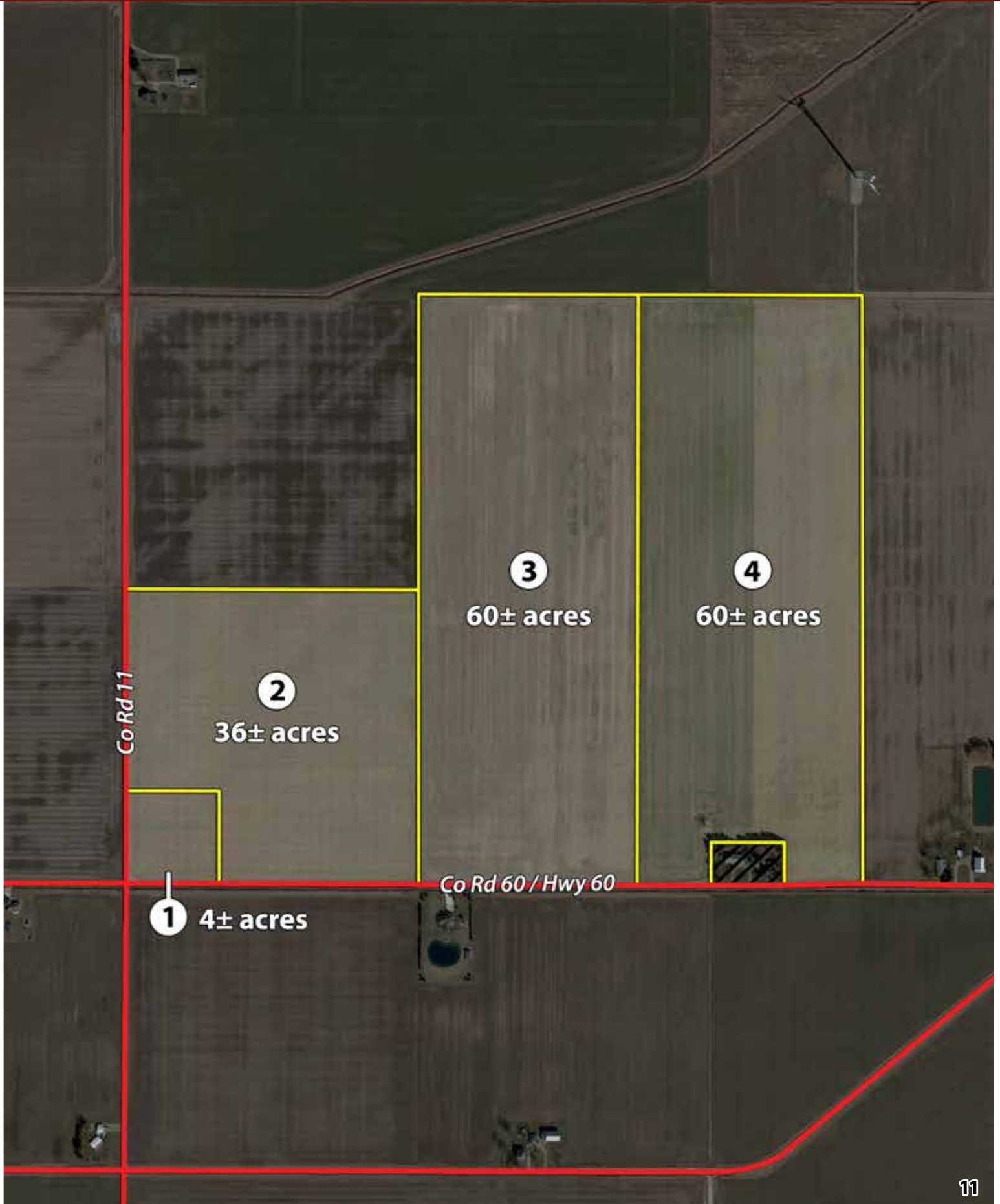
# **LOCATION & TRACT MAPS**

# LOCATION & TRACT MAPS



**AUCTION LOCATION:** St. James Lutheran Church Community Hall • 511 W Townline St, Payne, OH 45880  
**PROPERTY DIRECTIONS:** From OH 613 and OH 49/500 in Payne, head south for a quarter of a mile and turn right on onto OH 500. Continue for 2.8 miles and take a slight right turn on CR 60. Proceed for half of a mile and look for signs on the right. From IN/OH state line, head east on OH 500 for 1.1 miles. Turn left on CR 10 11. Travel .2 miles and look for signs. (Approximate property address - 2051 CR 60, Payne, OH 45880)

# LOCATION & TRACT MAPS



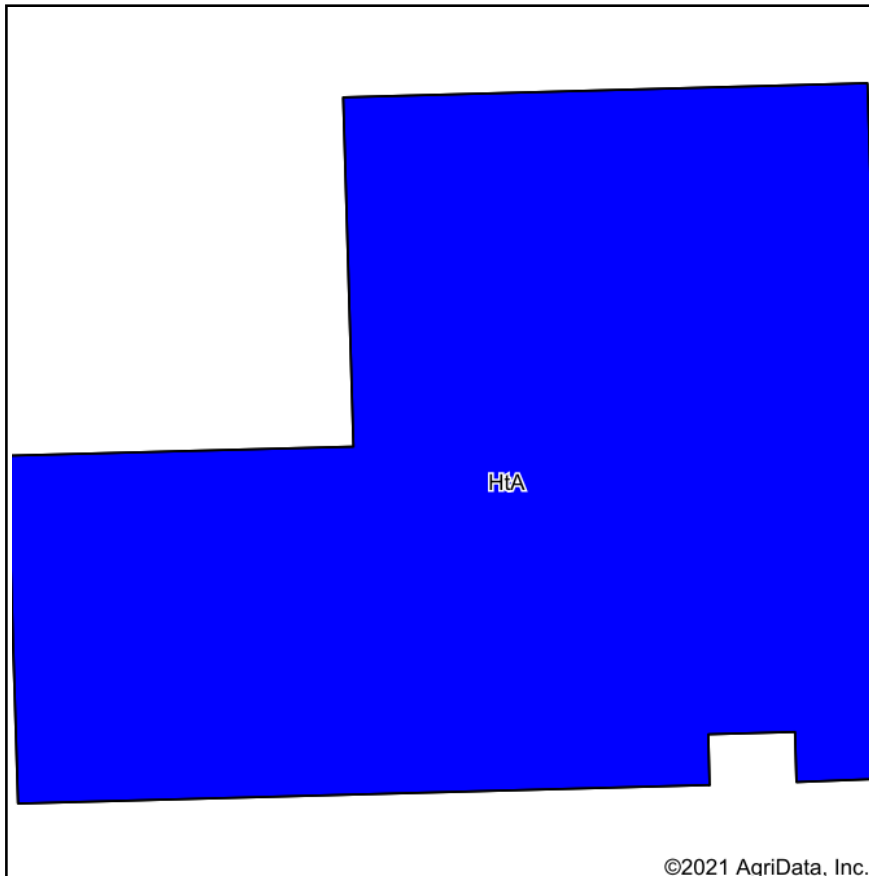




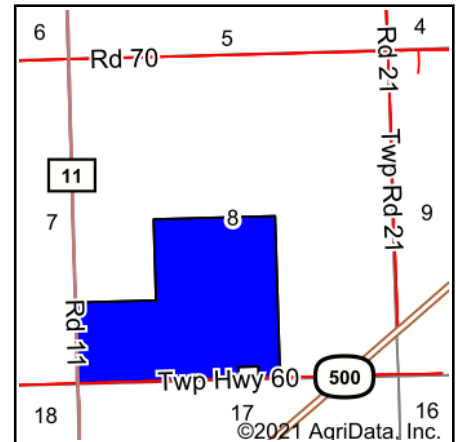
# MAPS



# SURETY SOILS MAP



Soils data provided by USDA and NRCS.



State: **Ohio**  
 County: **Paulding**  
 Location: **8-1N-1E**  
 Township: **Benton**  
 Acres: **160.5**  
 Date: **11/16/2021**

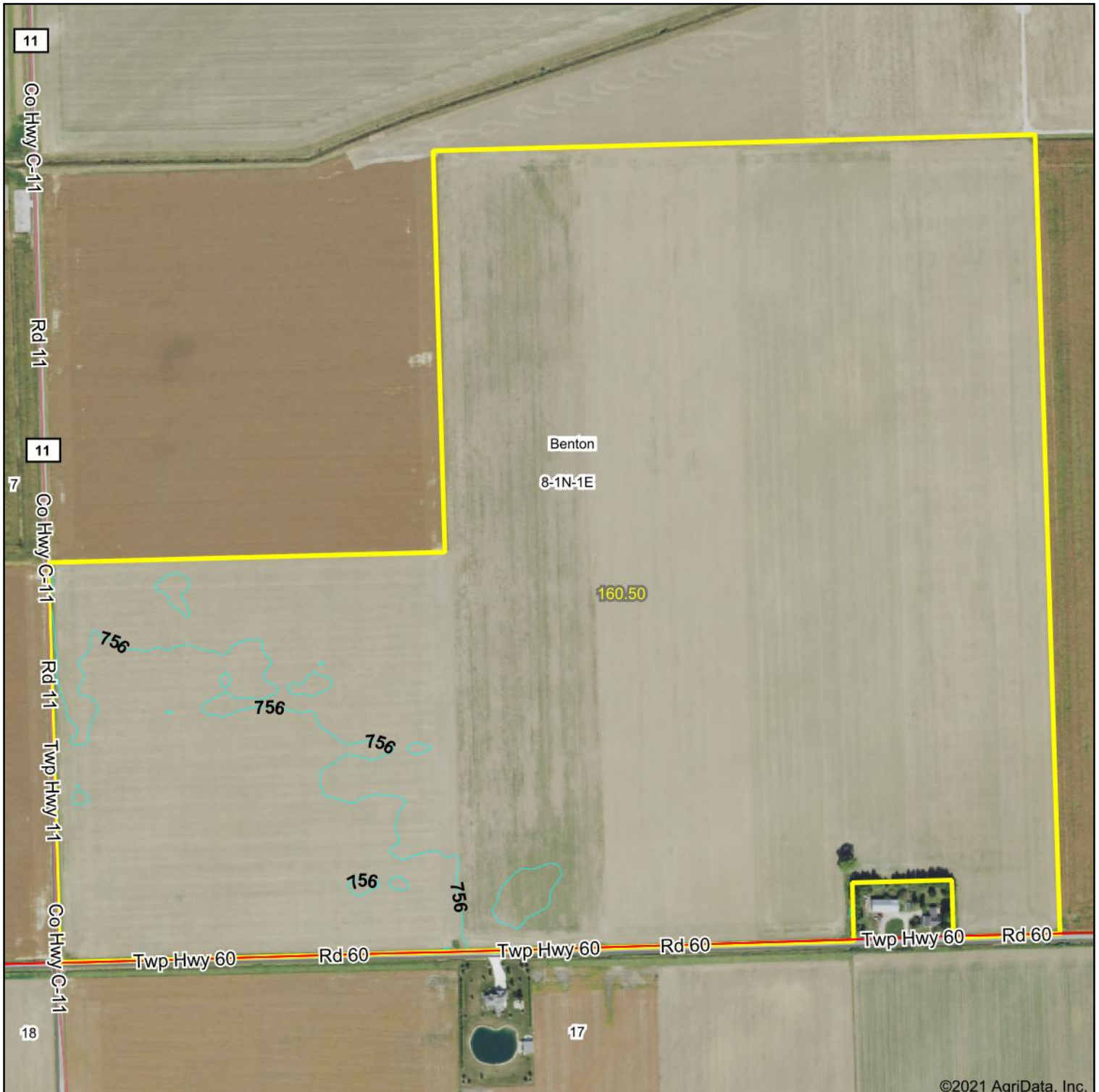


Area Symbol: OH125, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu	*eFOTG PI
HtA	Hoytville silty clay, 0 to 1 percent slopes	160.50	100.0%		llw	144.6	4.8	8.7	40.4	58.8	81
<b>Weighted Average</b>					<b>2.00</b>	<b>144.6</b>	<b>4.8</b>	<b>8.7</b>	<b>40.4</b>	<b>58.8</b>	<b>81</b>

\*eFOTG PI: Obtained from the NRCS eFOTG (<http://efotg.sc.gov.usda.gov>)  
 Soils data provided by USDA and NRCS.

# TOPOGRAPHY CONTOURS MAP



©2021 AgriData, Inc.



Source: USGS 3 meter dem

Interval(ft): 3.0

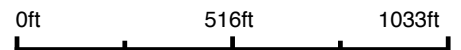
Min: 753.1

Max: 757.5

Range: 4.4

Average: 755.0

Standard Deviation: 0.85 ft



11/16/2021

**8-1N-1E**  
Paulding County  
Ohio

Map Center: 41° 3' 5.4, -84° 46' 41.15





# **FSA INFORMATION**

# FSA INFORMATION

OHIO  
PAULDING



United States Department of Agriculture  
Farm Service Agency

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

## Abbreviated 156 Farm Record

FARM : 146

Prepared : 11/9/21 9:59 AM

Crop Year : 2022

Operator Name :  
Farms Associated with Operator :  
CRP Contract Number(s) : None  
Recon ID : None  
Transferred From : None  
ARCPLC G//F Eligibility : Eligible

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
161.38	159.77	159.77	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	159.77	0.00		0.00		0.00	0.00	0.00

### Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	WHEAT, CORN, SOYBN

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	32.48	0.00	63	
Corn	69.84	0.00	148	
Soybeans	57.45	0.00	48	
<b>TOTAL</b>	<b>159.77</b>	<b>0.00</b>		

### NOTES

Tract Number : 2711

Description : BENTON SEC 8

FSA Physical Location : OHIO/PAULDING

ANSI Physical Location : OHIO/PAULDING

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners : GREGORY P ROTH, KATHRYN S GOLM, SHARON WARTENBE, JOHN S ROTH TRUST

Other Producers : RICHARD A KING

Recon ID : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
161.38	159.77	159.77	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	159.77	0.00	0.00	0.00	0.00	0.00



# FSA INFORMATION

OHIO  
PAULDING  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 146  
Prepared : 11/9/21 9:59 AM  
Crop Year : 2022

## Abbreviated 156 Farm Record

### DCP Crop Data

Tract 2711 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	32.48	0.00	63
Corn	69.84	0.00	148
Soybeans	57.45	0.00	48
<b>TOTAL</b>	<b>159.77</b>	<b>0.00</b>	

### 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, gender identity (including gender expression), sexual orientation, 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.*

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# Farm 146 Tract 2711

Map Created November 09, 2021

Paulding County FSA Office  
260 A Dooley Drive  
Paulding, OH 45879  
Phone: (419)399-3841  
Fax: (855)841-6796

### Common Land Unit

- CLU Boundary
- Conservation Reserve Program

### Wetland Determination Identifiers

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

All of the following are true unless otherwise indicated:

- All Crops=NI
- All Crops=GR
- Corn=YEL
- Soybeans=COM
- Wheat=SRW



United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

# PHOTOS

# PHOTOS





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