

Gorrell Bros.

AUCTIONEERS & REAL ESTATE

1201 N. Williams • Paulding, OH

www.gorrellbros.com

419-399-4066

LAND AUCTION

551 Acres

Paulding Co., OH

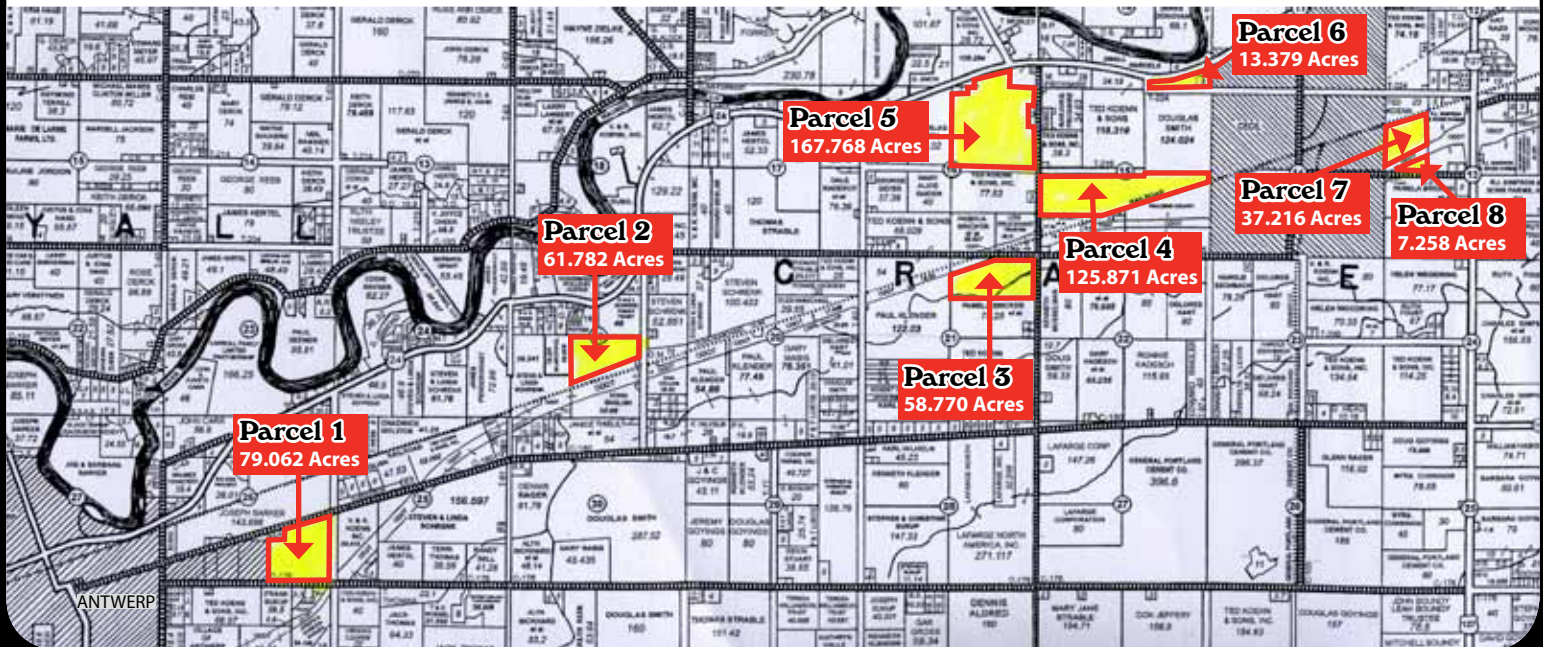
Sat., Sept. 18 • 9:00 A.M.

Offered In 8 Parcels & Combinations

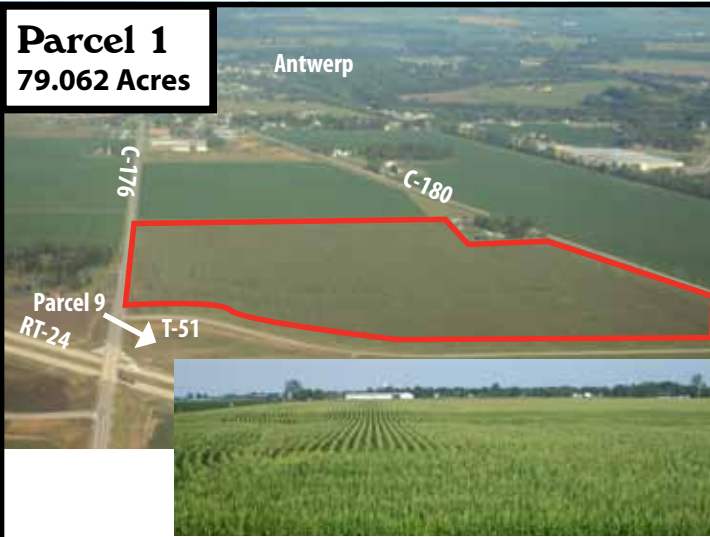
1 Parcel of 7 Acres Near Rt. 127 &
Rt. 24 Intersection - Larger Land
Parcels from 13 Acres to 167 Acres

LAND AUCTION - 551 Acres

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Parcel 1
79.062 Acres



Parcel 1 - 79.062+- acres in Sec. 26, Carryall Twp. - ½ mi east of Antwerp on Rd C-176 (frontage on C-176, C-180 and T-51) Nearly All Latty Type Soil, FSA indicates 75.84 tillable acres.



Parcel 2
61.782 Acres



Parcel 2 - 61.782+- acres in Sec. 19, Crane Twp. - 4 mi northeast of Antwerp on C- 424 (former Rt. 24) to C-206; turn east briefly on C-206, then turn south on T- 69 for ½ mi. - or - from Parcel 4, go west 2 mi on C-206 to T-69, then south on T-69 for ½ mi, (frontage on T-69 and at the newly installed cul-de-sac at the end of T-69) - mixture of Paulding, Fulton & Nappanee type soils, FSA indicates 61.24 tillable acres.

Parcel 5
167.768 Acres

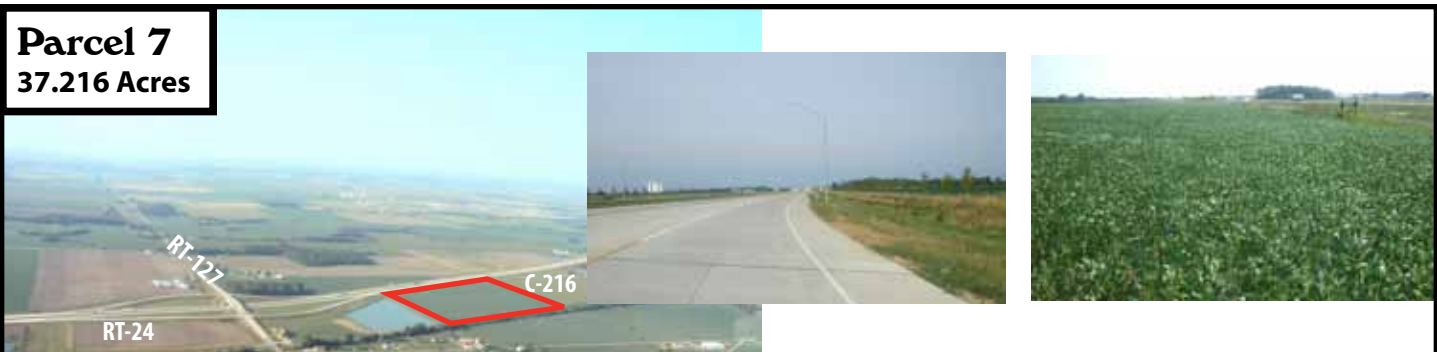


A Gorrell Bros. Agent will be at Parcel 5 on Thurs., Aug. 26 from 4P.M. to 5 P.M. & Thurs., Sept. 9 from 4 P.M. to 5 P.M.



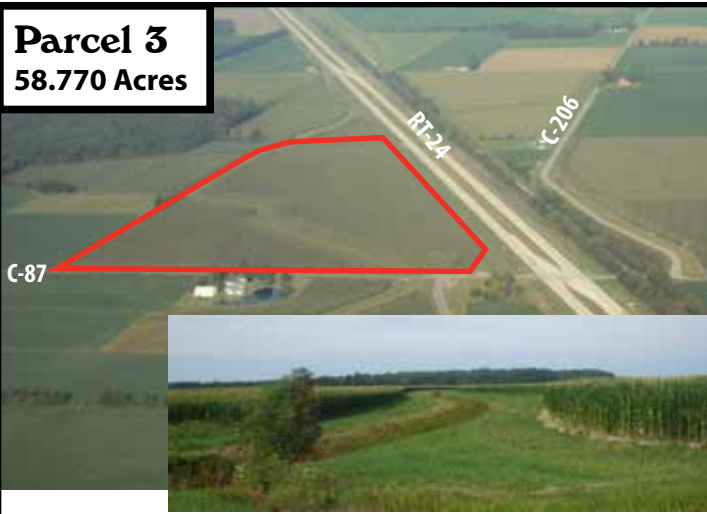
Parcel 5 - 167.768+- acres in Sec. 16 & 9 Crane Twp. - from Parcel 4 continue north 1/8 mi on C-87 or 6 mi east of Antwerp on new Rt. 24 to C-87, then north on C-87 for ½ mi. , frontage on C-87, C-424 / former Rt. 24 and dirt road T-216, mostly Paulding type soil with areas of Nappanee and Roselm. 5 metal grain bins with 20,000+- bu. capacity on this parcel, FSA indicates 164.21 tillable acres.

Parcel 7
37.216 Acres



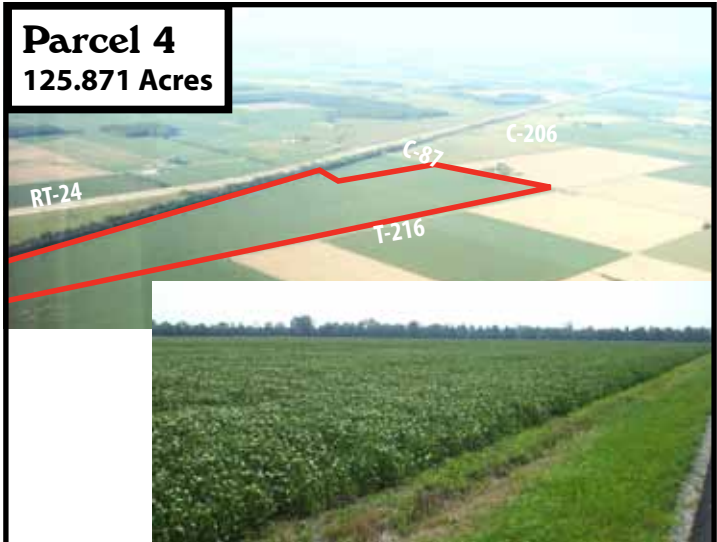
Parcel 7 - 37.216+- acres in Sec. 13, Crane Twp. - from the south edge of Cecil on Main St., go east on Plum St. (C-216) for ½ mi - access at the newly installed cul-de-sac at the east end of C-216 with high visibility along new Rt. 24 near the intersection of Rt. 24 and Rt. 127. Mostly Paulding type soil with areas of Roselm, FSA indicates 37 tillable acres

Parcel 3
58.770 Acres



Parcel 3 - 58.770+- acres in Sec. 21 Crane Twp. - 4 mi east of Antwerp on C-176 to C-87; Then north on C-87 for 2 mi. -or- 6 mi east of Antwerp on new Rt. 24 & Rt. 49 interchange, frontage on C-87 and new Rt. 24, mixture of Paulding, Saranac & Roselms type soils with Frank Martin outlet ditch, FSA indicates 55.89 tillable acres

Parcel 4
125.871 Acres



Parcel 4 - 125.871+- acres in Sec. 15, Crane Twp. - from Parcel 3, continue north on C-87 across new Rt. 24 for ½ mi. or 6 mi east of Antwerp on new Rt. 24 to C-87, then north on C-87 for ½ mi., frontage on C-87 and dirt road T-216 - mostly Paulding type soil, FSA indicates 125 tillable acres

Parcel 6
13.379 Acres



Parcel 6 - 13.379+- acres in Sec. 10, Crane Twp. - from the intersection of C-87 and C-424 just north of Parcel 5, go east on C-424 for ½ mi., frontage on C-424 / former Rt. 24 and T-224, Nice smaller tract with road frontage on 3 sides. Mostly Paulding type soil, FSA indicates 11 tillable acres.

SURVEYS, SOIL MAPS, TILE MAPS & FSA INFORMATION ARE AVAILABLE FOR EACH PARCEL

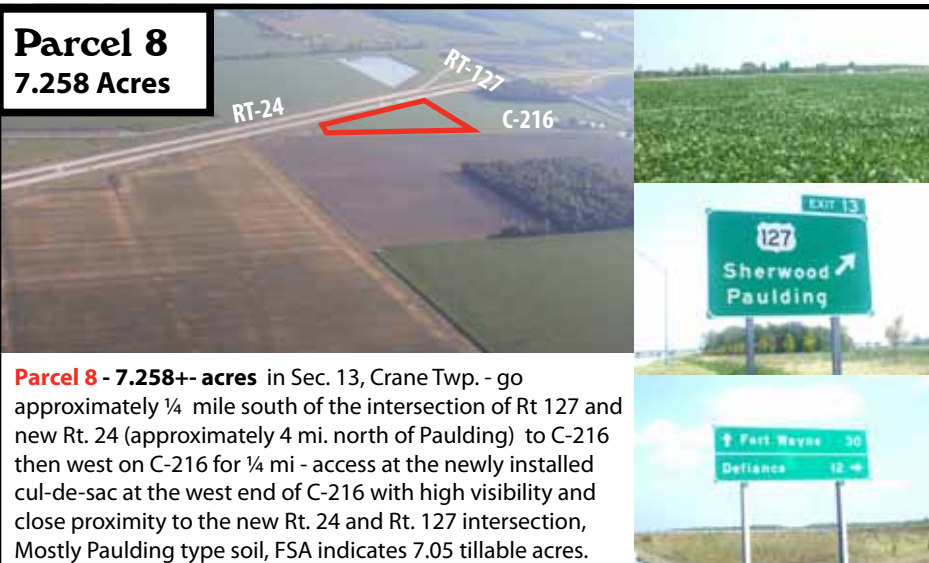
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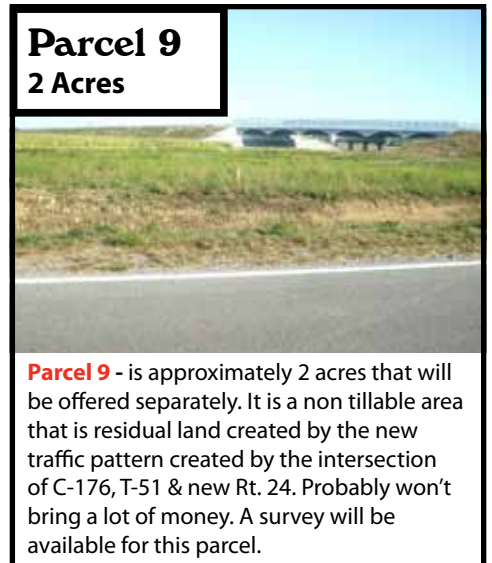
Seller: Francis H. Koenn & Mabel C. Koenn, Living Trust, Martha Louise Overmyer & James William Koenn, Co-Trustees - Brian S. Gorrell, Attorney Of Cook, Troth, Burkard & Gorrell Ltd

Parcel 8
7.258 Acres



Parcel 8 - 7.258+- acres in Sec. 13, Crane Twp. - go approximately ¼ mile south of the intersection of Rt 127 and new Rt. 24 (approximately 4 mi. north of Paulding) to C-216 then west on C-216 for ¼ mi - access at the newly installed cul-de-sac at the west end of C-216 with high visibility and close proximity to the new Rt. 24 and Rt. 127 intersection, Mostly Paulding type soil, FSA indicates 7.05 tillable acres.

Parcel 9
2 Acres



Parcel 9 - is approximately 2 acres that will be offered separately. It is a non tillable area that is residual land created by the new traffic pattern created by the intersection of C-176, T-51 & new Rt. 24. Probably won't bring a lot of money. A survey will be available for this parcel.

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1 Parcel of 7 Acres Near Rt. 127 & Rt. 24 Intersection -
Larger Land Parcels from 13 Acres to 167 Acres

Auction Location: Gorrell Bros. Office &
Auction Facility at 1201 N. Williams St., Paulding, Ohio

Seller: Francis H. Koenn & Mabel C. Koenn,
Living Trust, Martha Louise Overmyer & James
William Koenn, Co-Trustees - Brian S. Gorrell,
Attorney Of Cook, Troth, Burkard & Gorrell Ltd

Auction Procedure: The auction will be conducted using a Multi Parcel Bidding System with the bidder being able to bid on one, all, or any combination of Auction Parcels during the entire Auction Process .

Terms: \$5,000 earnest money for Parcels 1 through 7 & \$1,000 earnest money for Parcel 8 on the day of auction upon the signing of the purchase agreement with the balance due at closing within 30 days from the date of auction upon presentation of Deed and Certificate Of Title.

Possession: The farm land is rented for the 2010 crop year and possession is given at closing subject to the existing lease with seller reserving the 2010 crops. If harvesting of the 2010 crops occurs prior to closing of the transaction, possession of the tillable land upon which the 2010 crops have been harvested is given to the Buyer upon the signing and acceptance of the Sale Contract Of Real Estate in order to allow Buyer to prepare the land for planting of the 2011 crops. Buyer takes said possession at Buyer's sole risk and responsibility and agrees to timely close the real estate transaction upon presentation of the closing documents to the Buyer by the Seller. Possession of bins on Parcel 5 given at closing.

Don Gorrell, Sale Mgr - Larry D. Gorrell, Broker - Stephen Sprow - Joe Barker - Aaron Timm - Nolan Shisler - Sandra Mickelson, Auctioneers

