

AUCTION

TERMS & CONDITIONS

Dakida Farms LLC, Auction
Saturday, January 20th., 2018
Real Estate Sells @ 11:00 am

Auction Location: Attica American Legion - Attica, Ohio

Farm Location: 6453 Egypt Road - Attica, Ohio

PROCEDURE: *All parcels sold subject to a present wind and oil lease, along with all other leases, easements, zoning laws and ordinances on record.*

A 2% buyer's premium will be added to the final purchase price.

DOWN PAYMENT: **\$10,000.00** for TRACT 1 and **\$1,000.00** for TRACT 2 down payment on the day of the auction, non-refundable, upon signing a contract to purchase, with balance due within **45 days** or upon delivery of deed. The down payment can be paid in cash, personal check, corporate check, or cashier's check, made payable to OHIO REAL ESTATE AUCTION, LLC. The remainder of the purchase price is payable day of closing. Keep in mind that **YOUR BIDDING IS NOT CONTINGENT UPON FINANCING**, so be certain that you have arranged financing (if needed) and are capable of paying for the balance at closing.

CLOSING: Possession will be on delivery of deed/day of closing.

CRP ACREAGE: Farm currently has 15.31+/- in Government CRP program with the **new buyer to assume these contracts**. The 1st contract with an annual contract payment of \$238.00 (based at \$118.82 per acre) expires 09-30-2019 and the 2nd contract with an annual contract payment of \$3002.00 (based on \$225.88 per acre) expires 09-30-2030.

TAXES: Prorated to Day of Closing. (approx. full year real estate taxes based for 2016 tax year, \$3,381.52 for the entire farm)

ACCEPTANCE OF BID PRICES: Successful bidder(s) will sign a auction contract to purchase immediately following the close of bidding at the auction. All final bid prices are subject to approval by the seller(s), unless the auction has been advertised or announced as an Absolute Auction.

SURVEY: Selling according to new recent survey completed by Hank and Associates, Inc..

DISCLAIMER AND ABSENCE OF WARRANTIES: The property is being **SOLD** on an "as is" basis including all faults, and no warranty or representation, either expressed or implied, concerning the property is made by either the seller(s) or Ohio Real Estate Auction, LLC. Each bidder is responsible for conducting its own independent inspections, including lead base paint investigations, and all due diligence concerning the property and the auction. Information contained in this brochure is subject to verification by all parties relying on it. Diagrams/dimensions in this brochure are approximate. All information contained in this brochure and any related materials are subject to the terms and conditions of sale outlined in the purchase contract. Auction conduct and bidding increments are at the direction and discretion of the auctioneer. All decisions of the auctioneer are final.

AGENCY: In this real estate auction, **OHIO REAL ESTATE AUCTIONS, LLC, Greg Martin Auctioneer and Mike Watson Auctioneer plus all other Auctioneers of the firm** are acting as agents for the seller(s) and have a fiduciary duty to the seller (s) .

NEW DATA, CORRECTIONS AND CHANGES: Please arrive prior to the scheduled real estate auction time to inspect any changes, corrections, or additions to the property information.

Information in this brochure is believed to be accurate but not guaranteed.

Huron County, Ohio - Property Record Card, Page 1
 Parcel: 350040010620000

GENERAL PARCEL INFORMATION

Owner DAKIDA FARMS LTD
 Property Address 6453 EGYPT RD ATTICA OH 44807 0
 Mailing Address DAKIDA FARMS LTD
 786 JENNIFER RD
 ATTICA OH 44807
 Owner Address 111 CASH GRAIN OR GENERAL FARM "QUALIFIED FOR CURRENT
 AGRICULTURAL USE VALUE"
 Land Use SEC 4 LOT 15
 Legal Description

VALUATION

	Appraised	Assessed
Land Value	\$590,420.00	\$206,650.00
Improvements Value	\$75,080.00	\$26,280.00
Total Value	\$266,000.00	\$93,100.00
Taxable Value	\$93,100.00	

SALES

Sale Date	Sale Amount	Buyer	Conveyance	Notes
4/16/2001	\$0.00	DAKIDA FARMS	0	
8/6/1998	\$0.00	DANIEL ALOYS A		

LAND

Code	Frontage	Depth	Street Price	Depth Percent	Rate	Total	Value	Acres
WO - WOODS	0	0/0	0	0%	2500	\$2,090.00	\$2,090.00	0.835
CR - CROP LAND	0	0/0	0	0%	5530	\$71,700.00	\$71,700.00	12.966
HS - HOME SITE	0	0/0	0	0%	12760	\$12,760.00	\$12,760.00	1
CR - CROP LAND	0	0/0	0	0%	6540	\$81,770.00	\$81,770.00	12.503
RD - ROAD	0	0/0	0	0%	0	\$0.00	\$0.00	2.9
CR - CROP LAND	0	0/0	0	0%	5200	\$183,360.00	\$183,360.00	35.261
CR - CROP LAND	0	0/0	0	0%	6210	\$238,680.00	\$238,680.00	38.435
WA - WASTE LAND	0	0/0	0	0%	100	\$60.00	\$60.00	0.6

MAP



AGRICULTURAL

Code	Soil	Acres	Rate	Appraised	Assessed	CAUV	CAUV	Taxable
WO - WOODS		0.835	2500	2090	730.00	690	\$580.00	\$200.00
CR - CROP	LO	12.966	5530	71700	25100.00	1710	\$22,170.00	\$7,760.00
HS - HOME		1	12760	12760	4470.00	12760	\$12,760.00	\$4,470.00
CR - CROP	BOA	12.503	6540	81770	28620.00	2660	\$33,260.00	\$11,640.00
RD - ROAD		2.9	0	0	0.00	0	\$0.00	\$0.00
CR - CROP	GWB2	35.261	5200	183360	64180.00	890	\$31,380.00	\$10,980.00
CR - CROP	BOB	38.435	6210	238680	83540.00	2360	\$90,710.00	\$31,750.00
WA - WASTE		0.6	100	60	20.00	100	\$60.00	\$20.00

Huron County, Ohio - Property Record Card, Page 2
 Parcel: 350040010620000
 Card: 1

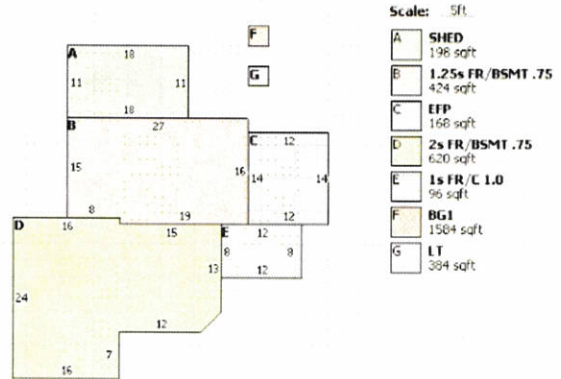
GENERAL PARCEL INFORMATION

Owner DAKIDA FARMS LTD
 Property Address 6453 EGYPT RD ATTICA OH 44807 0
 Mailing Address DAKIDA FARMS LTD
 786 JENNIFER RD
 ATTICA OH 44807
 Owner Address 111 CASH GRAIN OR GENERAL FARM "QUALIFIED FOR CURRENT
 AGRICULTURAL USE VALUE"
 Land Use SEC 4 LOT 15
 Legal Description

VALUATION

	Appraised	Assessed
Land Value	\$590,420.00	\$206,650.00
Improvements Value	\$75,080.00	\$26,280.00
Total Value	\$266,000.00	\$93,100.00
Taxable Value		\$93,100.00

SKETCH



RESIDENTIAL

Number Of Stories	2
Year Built	0
Year Remodelled	
Grade	C
Condition	A
Occupancy	SINGLE FAMILY
Construction	ALUMINUM/VINYL
RoofType	GABLE
RoofMaterial	SLATE/TILE
Total Area	1866
Living Area	1866
Finished Basement Area	0
Air Conditioned Area	0
Unheated Area	0
Total Rooms	8
Total Bedrooms	3
Total Full Baths (Including Base Plumbing)	1
Total Half Baths	0
Extra Plumbing Fixtures	0
Value	\$71,110.00

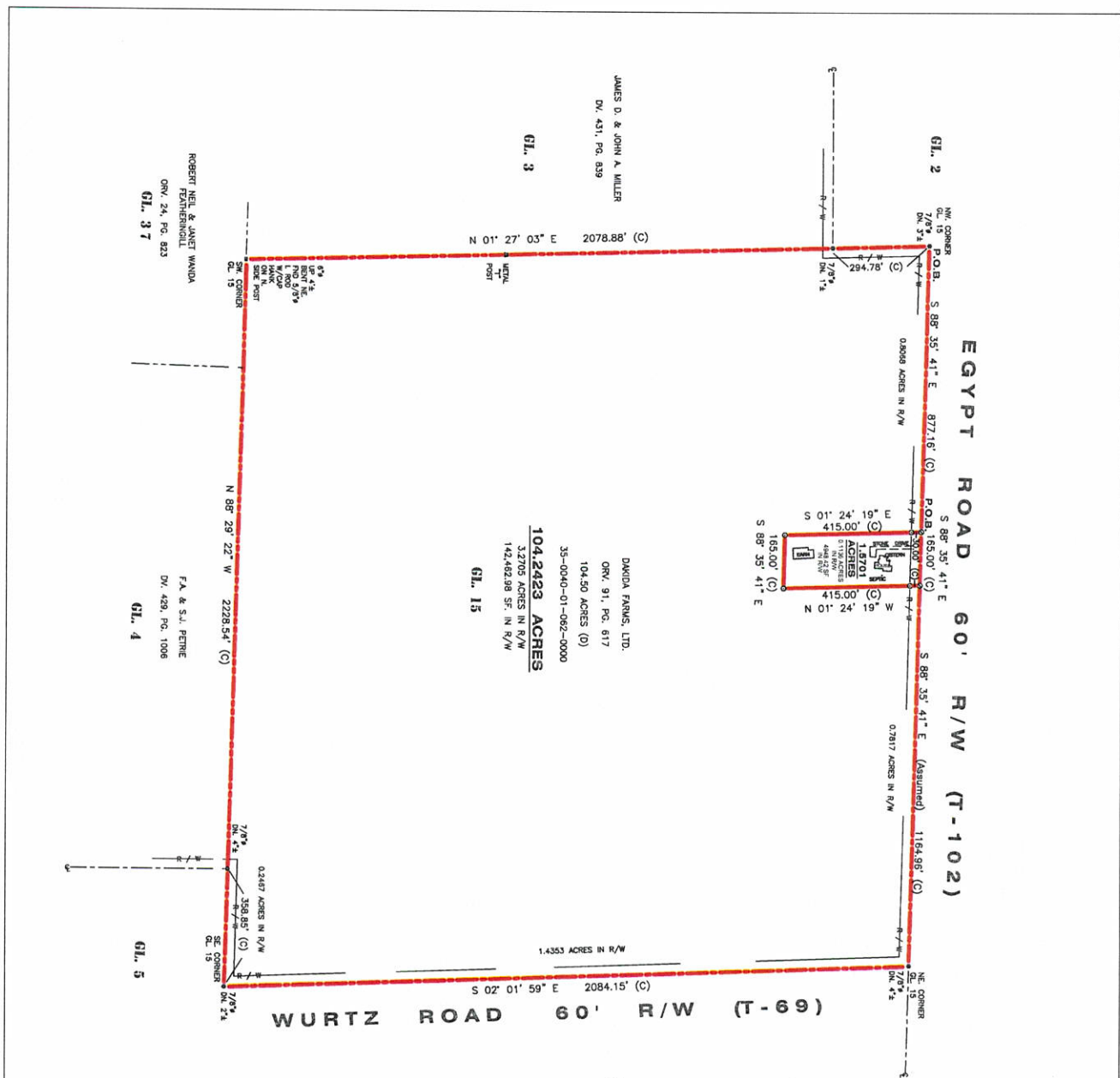
RESIDENTIAL DETAIL

Floor	Area	Construction	Rooms	Bedrooms	Full Baths	Half Baths	Fireplaces
2ND	620	FR	3	3	0	0	0
BSMT	783		0	0	0	0	0
1	1140	FR	4	0	1	0	0
.25	424	FR	1	0	0	0	0

Huron County GIS



Notes



EGYPT ROAD 60' R/W (T-102)

WURTZ ROAD 60' R/W (T-69)

REFERENCES

DEED VOLUME AND PAGE AS SHOWN

SURVEY VOLUME & PAGE:

- 9, 187
- 17, 145
- 13, 145
- 20, 99



ERROR OF CLOSURE IS LESS THAN 1/10,000

LEGEND

SET FOUND	DESCRIPTION
⊕	CONC. MONUMENT
⊙	PAILOARD SPIKE
○	NAIL
⊖	IRON ROD
⊙	DRILL HOLE
▲	STONE
⊠	MONUMENT BOX
⊕	IRON PIPE
⊕	WOOD POST
(D)	DEED
(P)	PLAT
(M)	MEASURED
(S)	SURVEYED
(C)	CALCULATED

SURVEYORS STATEMENT

I HEREBY DECLARE THAT THE ABOVE PARCEL WAS SURVEYED DURING OCTOBER, 2017. PROPERTY LINES SHOWN ARE BASED ON FIELD MEASUREMENTS AND MONUMENT BEARINGS ARE ASSUMED TO BE CORRECT UNLESS ALL INFORMATION SHOWN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF (PER CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE).

NOTE:
ALL IRON ROD SET ARE 5/8" DIA. x 30" LENGTH WITH PERSONALIZED CAPS (PINK AND ASSOC.) DRIVEN FLUSH.



DANIEL J. NICHOL, P.S. #7460 DATE

JOB NO. N20171.038	HANKS LTD., L.L.C. ENGINEERING SURVEYING 6 WHITTLESLEY AVENUE NORWALK, OHIO 44857 PHONE: (419)663-2732 FAX: (419) 668-2732	BOUNDARY SURVEY FOR DANIEL BEING GL. 15, SECTION 4, NORWICH TOWNSHIP, T-2-N, R-24-W, HURON COUNTY, OHIO	DRAWN BY: D/JN	CHECKED BY: D/JN	REVISIONS:
			DATE: 10-20-17	SCALE 1" = 200'	



Tract Cropland Total: 96.80 acres

Tract 5500

Farm 5681

2017 Program Year

Map Created September 22, 2016

Seneca County
Farm Service Agency
3140 S State Route 100-Suite C
Tiffin, OH 44883-8890
419-447-7071 (p)
855-842-4899 (f)

- Common Land Unit**
- Non-Cropland
 - Cropland
 - CRP
 - Tract Boundary

- 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).