

# Edward E. Kirgis ESTATE AUCTION

**Saturday, November 24th, \*\*\* Time 10:00 am**

**Farm Location:** Seneca-Crawford Line (CR. 58),  
1/4 mile West of SR. 19, Signs Posted.

**Auction Held at:** **Bloomville Community Center**  
**10 Beeghly Avenue - Bloomville, Ohio**

**117.982+/- Acres to be SOLD in 3 TRACTS**



**Tract 1:** Large tract of Farmland being **86.008+/- acres** in one field and is all tillable.

**Tract 2:** **13.176+/- acres of WOODS** which is nestled back off the road over 1,100 feet. Great recreational or hunting woods, or place to ride 4 wheelers, 35 ft wide owned sod lane from CR. 58.

**Tract 3:** Small productive **18.798+/- acres** being all tillable farmland. This would make a great combination with Tract 2 for your own mini farm, plus having prime hunting in your backyard!

Farm sells by multi-parcel method. Opportunity to buy any combination or single tracts.

**TERMS:** Tract 1 \$20,000 down payment sale day. Tracts 2 and 3 \$7,500 each down payment on sale day. Balance is due before Dec. 31, 2018. Sellers will pay entire 2018 real estate taxes and all needed surveys.

Farm is considered well drained and has had good care. Productive land which is mostly Pandora & Tiro soil types.

Inspection for this nice Farm is **Sun., Nov. 11th at 1:00-2:30 pm.**

For bidder pack or additional info., call Auctioneer Vic Smith Jr. @ 419-585-8271



**Rich & Tom Kirgis**  
**Co-Executors**

Terry Gernert, Attorney for Estate

[www.OhioRealEstateAuctions.com](http://www.OhioRealEstateAuctions.com)



# AUCTION

## TERMS & CONDITIONS

**ESTATE OF Edward E. Kirgis**  
**Saturday, November 24th., 2018**  
*Real Estate Sells @ 10:00 am*

**PROCEDURE:** *All parcels sold subject to all leases, easements, zoning laws and ordinances on record.*

**DOWN PAYMENT:** Tract 1 is \$20,000 and Tracts 2 & 3 is \$7,500 each down payment on the day of the auction, non-refundable, upon signing a contract to purchase, with balance due before **December 31st., 2018** 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.

**TAXES:** Sellers will pay entire year of 2018. (approx. full year real estate taxes based for 2017 tax year, \$3,590.24 for entire property, which includes the Walton Linn open ditch assessment.)

**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, Vic Smith Jr. Auctioneer, along with all other Auctioneers of the firm** are acting as agents for the seller(s) and have a fiduciary duty to the seller. .

**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.**



# Seneca County, Ohio - Property Record Card

## Parcel: C13000136480000 Card: 1

Owner KIRGIS EDWARD E  
 Address 0 E CR 58  
 Land Use (199) A - OTHER AGRICULTURAL USE  
 Class AGRICULTURAL  
 Legal Description W1/2 SE1/4 & E1/4 SW1/4 -.682 -.684-.805-.611-.374  
 Range Township Section 16-1-33

### MAP



### SKETCH

A sketch is unavailable for this parcel.

### RESIDENTIAL

### LAND

Code	Frontage	Depth	Acreage	SqFt	Value
2	0	0	103.532	N/A	\$517,660.00
4	0	0	13.536	N/A	\$60,910.00
9	0	0	0.581	N/A	\$0.00

### VALUATION

	Appraised	Assessed
Land Value	\$578,570.00	\$202,500.00
Building Value	\$5,160.00	\$1,810.00
Total Value	\$583,730.00	\$204,310.00
CAUV Value	\$243,950.00	
Taxable Value	\$87,190.00	

### PERMITS

Number	Date	Purpose	Amount
7252	09-MAY-97	POLE BLDG	
0005088	01-JUN-89	SHED	

### IMPROVEMENTS

Card	Description	Year Built	Dimensions	Value
1	AP1 - FOUR SIDE	1995	32x56	\$5,000.00
1	RS1 - FRAME UTILITY	1950	8x20	\$160.00

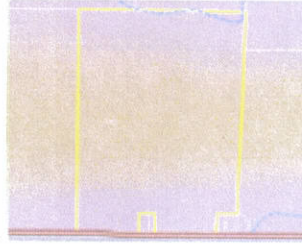
### SALES

Date	Buyer	Seller	Price	Validity
12/21/2016	KIRGIS EDWARD E	KIRGIS EDWARD E	\$0.00	7 INVALID/MULTI
8/27/2003	KIRGIS EDWARD E	KIRGIS EDWARD E	\$0.00	1 ADDNTL PCLS

# Data For Parcel C13000136480000

## Agricultural Data

**Parcel:** C13000136480000  
**Owner:** KIRGIS EDWARD E  
**Address:** 0 E CR 58



[+] Map this property.

## Agricultural

Soil Type	Soil Use Code	Acres	Agricultural Use Value
PA	DTCH	0.470	\$0.00
PA	CROP	36.031	\$76,570.00
TRA	WOOD	5.380	\$3,200.00
PA	WOOD	6.785	\$3,090.00
TRA	CROP	67.972	\$161,090.00
TRA	ROW	1.011	\$0.00

## Agricultural Totals

**Total Acres:** 117.649  
**Total Agricultural Use Value:** \$243,950.00

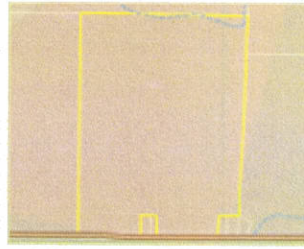
*GIS parcel shapefile last updated 10/8/2018 2:37:38 AM.*

*The CAMA data presented on this website is current as of 10/26/2018 10:12:20 PM.*

# Data For Parcel C13000136480000

## Tax Data

**Parcel:** C13000136480000  
**Owner:** KIRGIS EDWARD E  
**Address:** 0 E CR 58



[+] Map this property.

**Tax Year:** 2017 ▾

## Property Tax

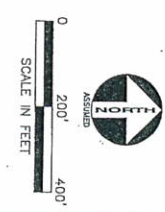
	Tax Year 2017 Payable 2018	
	First Half	Second Half
<b>Gross Charge:</b>	\$3,205.99	\$3,205.99
<b>Reduction Factor:</b>	(\$1,340.77)	(\$1,340.77)
<b>Nonbusiness Rollback:</b>	(\$155.53)	(\$155.53)
<b>Owner Occupied Rollback:</b>	\$0.00	\$0.00
<b>Homestead Reduction:</b>	\$0.00	\$0.00
<b>Special Assessments:</b>	\$85.44	\$85.42
<b>CAUV Recoupment:</b>	\$0.00	\$0.00
<b>Penalties And Adjustments:</b>	\$0.00	\$0.00
<b>Subtotals:</b>	\$1,795.13	\$1,795.11
<b>Prior Charges:</b>	\$0.00	
<b>Full Year Total</b> (may include prior year charges):	\$3,590.24	
<b>Payments:</b>	(\$3,590.24)	
<b>Half Year Due:</b>	\$0.00	
<b>Full Year Due:</b>	\$0.00	

## Tax Distribution for Current Tax Year (2017 Payable 2018)

Name	Amount
Seneca County	\$757.07
Bloom Twp	\$342.06
Buckeye-Centrl Lsd	\$1,955.73
Pioneer Jvsd	\$229.21
	\$135.31







**REFERENCES**  
 DEED VOLUME AND PAGE AS SHOWN  
 SENECA COUNTY CORNERSTONE REFERENCES  
 ROAD RECORD VOLUME 1, PAGE 236  
 SV. 4, PG. 42  
 SV. 6, PG. 348  
 SURVEY FOR SMITH/KIRGIS BY HANK & ASSOC., INC., DATED AUGUST, 2018

**LEGEND**

SET	FOUND	DESCRIPTION
⊙	⊙	CONC. MONUMENT
⊙	⊙	RAILROAD SPIKE
⊙	⊙	NAIL
⊙	⊙	IRON ROD
⊙	⊙	DRILL HOLE
⊙	⊙	STONE
⊙	⊙	MONUMENT BOX
⊙	⊙	IRON PIPE
⊙	⊙	WOOD POST
⊙	⊙	DEED
⊙	⊙	PLAT
⊙	⊙	MEASURED
⊙	⊙	SURVEYED
⊙	⊙	CALCULATED

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

**SURVEYOR'S STATEMENT**  
 I HEREBY DECLARE THAT THE ABOVE PARCEL WAS SURVEYED DURING OCTOBER, 2018. PROPERTY LINES SHOWN ARE LOCATED FROM DEEDS ON RECORD AND ARE DEED LINES. BEARINGS ARE ASSUMED FOR ANGULAR MEASUREMENT ONLY. ALL INFORMATION SHOWN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF (PER CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE).

**STATE OF OHIO**  
 REGISTERED PROFESSIONAL SURVEYOR  
 DANIEL J. NICHOLS, P.S. #7460  
 DATE: 09-21-18

JOB NO. 20181.084	HANK AND ASSOCIATES, INC. ENGINEERING SURVEYING 137 SOUTH WASHINGTON STREET TIFFIN, OHIO 44883 PHONE: (419) 447-4300 FAX: (419) 447-2076	Boundary Survey For: <b>SMITH/KIRGIS</b> LOCATED IN THE SE. & SW. 1/4 OF SECTION 33, BLOOM TOWNSHIP, T-1-N, R-16-E, SENECA COUNTY, OHIO	DRAWN BY: DJN	CHECKED BY: DJN	REVISIONS:
			DATE: 10-15-2018	SCALE 1" = 200'	





**Common Land Unit**  
 Cropland    Non-cropland    CRP

**Wetland Determination Identifiers**  
 ● Restricted Use  
 --- Limited Restrictions  
 ■ Exempt from Conservation Compliance Provisions

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**2019 Crop Year**



Tract 9 of 12

**Farm 7403**  
**Tract 16511**

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<https://intranet-apps.fsa.usda.gov/cars/setupReports.do?dispatchTo=report&report=fsa578Man&farmNu...> 10/29/2018