Oct. 29, 2022

To: Prospective Farmland and/or Residence Auction Bidder/Buyer

From: Steve Powell, Auctioneer

Re: Kern Family Farm Auction Information

Here is a brief description about 224 acres m/l (according to Hancock County Auditor records) of farmland and a rural home site in Section 12, Pleasant Township, Hancock County, Ohio that we will be offering at a Live-Only Public Real Estate Auction.

**Auction Date and Time:** Wednesday, February 1, 2023 at 5:30PM.

**Property Location:** Two miles north of McComb, OH on SR 235 then one-half mile east on County Road 203. Watch for signs.

**Auction Location:** North Baltimore American Legion Post, 539 American Legion Drive, North Baltimore, OH 45872.

**Auction Details:** Live auction only, no online bidding. If you cannot attend in person, ask us about making arrangements to bid. There will be no Buyer’s Premium added onto your final bid(s). Possession of all 4 tracts will be granted at closing. All successful bidder/buyers will be signing a Contract to Purchase Real Estate and providing a $10,000 earnest money deposit for each tract on the day of the auction. This property is being offered in “as is condition, all faults included”. Come prepared to bid and buy at your price, as there will be no contingencies for financing, inspections, appraisals, or any other reasons. Other more complete auction details will be provided in the Bidder’s Packet and at the auction.

The Kern property is currently listed as two Hancock County Auditor property tax parcels. These two parcels will be offered at auction as 4 separate tracts and combinations of tracts. This sale method will give all bidders/buyers equal opportunity to bid and buy any combination of the 4 tracts being offered, whether it is one, two, three or all four.

 This real estate is located in the McComb School District.

 Here is a list of the parcels as currently recorded by the Hancock County Auditor, the annual property tax amounts as published and how they will be offered at the auction:

 Auditor Parcel ID 400000095200 - 80 acres m/l – Annual property taxes 2021 payable in 2022 - $3,611.28.

 This tract will be offered at auction as one parcel of 80 acres m/l exactly as it is shown on the Auditor’s site. It will be identified as Tract 1. This parcel fronts on both Township Roads 111 and 131. It is all farmland with no buildings.

 Auditor Parcel ID 400000095210 – 144 acres m/l – Annual property taxes 2021 payable in 2022 - $6,576.72.

 This parcel will be offered at auction as three separate tracts.

 Tract 2 will be 108 acres m/l of farmland being the portion between County Road (CR) 203 and Tract 1, less the building site at 5704 CR 203, McComb, OH 45858. Tract 2 fronts on CR 203.

 Tract 3 will be 33 acres m/l on the south side of CR 203. It is all farmland with no buildings.

 Tract 4 will be the house and pole building on 3 acres m/l at 5704 CR 203, McComb, OH 45858. The house has 10 rooms, 5 bedrooms, 1 full bath, 2 stories with 2,454 square feet of living area. The pole building is a 60’x 100’ Walters brand building built in 1984. It has a partial concrete and partial stone floor.

 An aerial view of this property can be found on the Hancock County Auditor’s web site and will be included in the Bidder’s Packet.

 Please feel free to call or e-mail me if you have any questions.

Sincerely,

Steve Powell

Steve Powell, Auctioneer/Real Estate Agent

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Request a Bidder’s Packet containing detailed terms of the auction, Farm Service Agency information, soil types and drainage information by completing this form and mailing to Steve Powell, 17110 Kellogg Road, Bowling Green, OH 43402, sending an email request to smpowell53@gmail.com or calling/texting to 419-304-1263.

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Mailing Address\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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