August 19, 2025

To: Prospective Real Estate Multi-Parcel Auction Bidder/Buyer

From: Steve Powell and Shad Ridenour, Real Estate Agents/Auctioneers

Re: Byrne-Hammett Family Trust Farmland Auction Information

Here is a brief description about 205 acres m/l (according to Wood County Auditor records) of productive farmland and a rural home site in Section 25, Middleton Township, and Sections 30 and 31, Perrysburg Township, Wood County, Ohio that we will be offering at a Live-Only Multi-Parcel Public Real Estate Auction.

**Property Owners:** The Byrne – Hammett Family Trust

**Auction Date and Time:** Saturday, September 20, 2025 at 10:00AM.

**Property Location:** Tracts 1 – 3 are located approx. ½ mile west of State Route 25 on the north side of Reitz Road, Perrysburg, OH 43551. Tract 4 is located 1/8 mile east of State Route 25 on the north side of Reitz Road, Perrysburg, OH 43551. Tracts 5 and 6 are located on the southeast corner of State Route 25 and Reitz Road, Perrysburg, OH 43551. Watch for signs.

**Auction Location:** The Bowling Green Country Club, 923 Fairview Avenue, Bowling Green, OH 43402.

**Auction Details:** The Byrne – Hammett Family Trust property is currently listed as six Wood County Auditor property tax parcels. These six parcels will be offered at auction as 6 separate tracts and combinations of tracts using the multi-parcel auction method. This sale method will give all bidders/buyers equal opportunity to bid and buy any combination of the 6 tracts being offered.

**Property Details:** All six tracts of this real estate are located in the Perrysburg Exempted Village School District. Tracts 1 – 3 are located in Middleton Township, which is zoned. Tracts 4 - 6 are located in Perrysburg Township in a portion of the township which is currently not zoned. A city water line runs along Reitz Road in front of Tracts 1 – 3. There is no city water available for Tracts 4 – 6. None of these tracts currently have sanitary sewer available.

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

**Tract 1** - Auditor Parcel ID J37-100-250000022000 - 40 acres m/l – Annual property taxes 2024 payable in 2025 - $2,497.68.

This tract will be identified as **Tract 1** and offered at auction as one parcel of 40 acres m/l exactly as it is shown on the Auditor’s site. This parcel is on the north side and fronts on Reitz Road. It is all farmland with no buildings. There is a city water line along Reitz Road in front of this tract. The property was never assessed for this water line and the new owner would be required to pay if they choose to access the city water.

**Tract 2** - Auditor Parcel ID J37-100-250000023000 – 40 acres m/l – Annual property taxes 2024 payable in 2025 - $2,483.22. This tract will be identified as **Tract 2** and offered at auction as one parcel of 40 acres m/l exactly as shown on the Auditor’s site. This parcel is on the north side and fronts on Reitz Road. It lays just east of and is adjacent to Tract 1. It is all farmland with no buildings. There is a city water line along Reitz Road in front of this tract. The property was never assessed for this water line and the new owner would be required to pay if they choose to access the city water.

**Tract 3** - Auditor Parcel ID J37-100-250000024000 – 40 acres m/l – Annual property taxes 2024 payable in 2025 - $5,156.70. This tract will be identified as **Tract 3** and offered at auction as one parcel of 40 acres m/l exactly as shown on the Auditor’s site. This parcel is on the north side and fronts on Reitz Road. It lays just east of and is adjacent to Tract 2. It is farmland with a 1-acre home site that contains a 1,584 square foot 3-bedroom, one bath house and a 24’x24’ metal-sided and metal-roofed garage with a 16’ wide overhead door. There is a second smaller outbuilding as well. There is a city water line along Reitz Road in front of this tract. The property was never assessed for this water line and the new owner would be required to pay if they choose to access the city water.

**OPEN HOUSE – An Open House for viewing inside the house will be held on Thursday, September 11, 2025 from 5:30 – 7:30PM.**

**Tract 4** - Auditor Parcel ID P60-400-300000023000 – 45 acres m/l – Annual property taxes 2024 payable in 2025 - $3,078.98. This tract will be identified as **Tract 4** and offered at auction as one parcel of 45 acres m/l exactly as shown on the Auditor’s site. This parcel is on the north side and fronts on Reitz Road. It lays approx. ¼ mile east of State Route 25. It is all farmland except with an approx. 2-acre m/l building site containing a 50’ wide x 40’ deep newer gambrel metal-roofed, wood-sided barn and a 14’ wide x 29’ deep wood-sided garage with a newer 8’ wide overheard door.

**Tract 5** - Auditor Parcel ID P60-400-310000008000 – 10 acres m/l – Annual property taxes 2024 payable in 2025 - $571.90. This tract will be identified as **Tract 5** and offered at auction as one parcel of 10 acres m/l exactly as shown on the Auditor’s site. This parcel is on the south side and fronts on State Route 25 and Reitz Road. It lays at the southeast corner of Reitz Road and State Route 25. It is all farmland with no buildings.

**Tract 6** - Auditor Parcel ID P60-400-310000007000 – 30 acres m/l – Annual property taxes 2024 payable in 2025 - $1,759.90. This tract will be identified as **Tract 6** and offered at auction as one parcel of 30 acres m/l exactly as shown on the Auditor’s site. This parcel is on the south side and fronts on Reitz Road. It lays east of and adjacent to Tract 5. It is all farmland with no buildings, except for 4.71 acres of woodland in the southeast corner (according to the Wood County Auditor).

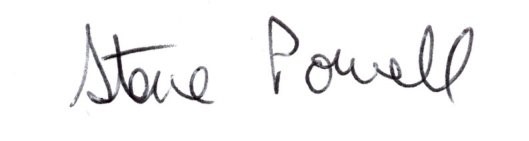
An aerial view of this property can be found on the Wood County Auditor’s web site and is included in the Bidder’s Packet.

As shown on the Soils Maps, all these parcels are 100% Hoytville Clay Loam soil.

**Auction Terms:** Live auction only, no online/internet bidding. If you cannot attend in person, ask us about making arrangements to bid. There will be no Buyer’s Premium added to your final bid(s). Possession of all 6 tracts will be granted at the later of closing or after the present crop is harvested. 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, terms, and conditions will be provided in the Bidder’s Packet and at the auction.

Please feel free to call, text or e-mail one of the auctioneers if you have any questions or if you’d like to receive a Bidder’s Packet. Thank you in advance for your potential interest in this property.

Sincerely,

 Shad Ridenour

Steve Powell, Auctioneer/ Agent Shad Ridenour, Auctioneer/Agent

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