

2022



# UPCOMING AUCTION!!!

180+/- ACRES  
PAULDING COUNTY

3 TRACTS

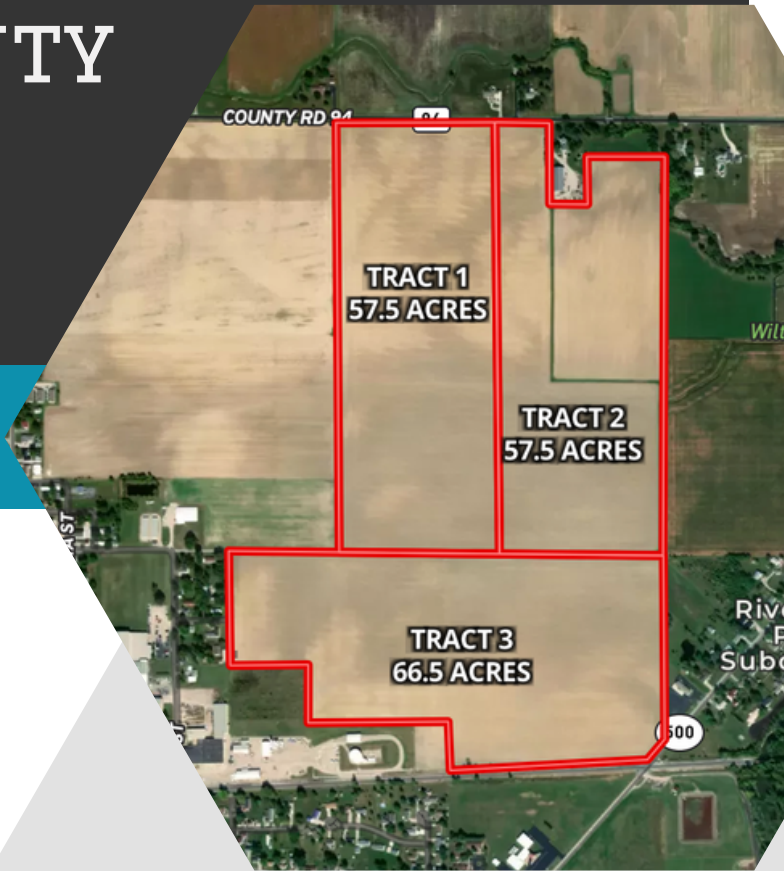
OFFERED AS INDIVIDUAL,  
COMBINATION, OR AS A WHOLE

Thursday  
**July 14th 2022**

6 :00 pm

Rueben Smith American  
Legion Post 297  
220 N Main St - Payne, OH

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



**DEVIN DYE**  
**"THE LAND GUY"**

Broker/Owner/Auctioneer



419-303-5891

**AUCTION**  
**14TH OF JULY**  
**6PM**



Approximately 57.5 acres situated just north east of Payne, Ohio.

Located on the south side of County Road 94 this farm is primarily all tillable land except for the road right of way. This farm contains quality soil types, consisting of Hoytville and Nappanee and shows significant evidence of field drainage. We do not have tile maps but we are told it is plastic and less than 25 years old. According to aerial photos and measurements the tile is approximately 30 ft on centers.

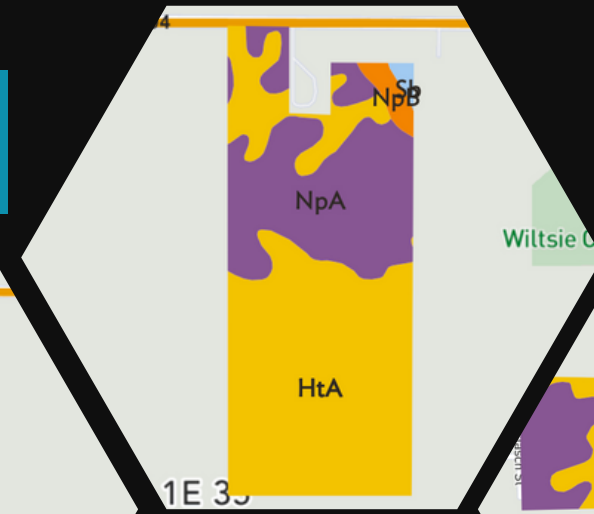
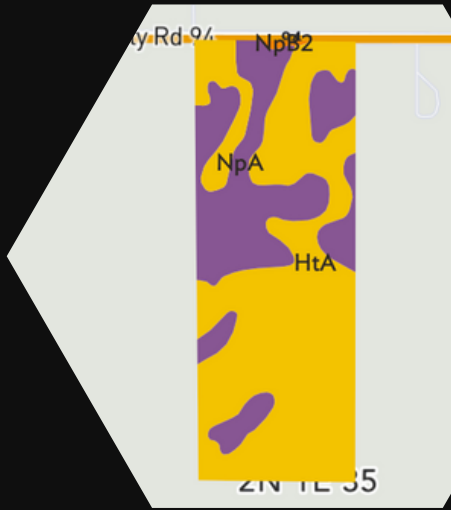


Approximately 57.5 acres total, and also situated just north east of Payne, Ohio. Located on the south side of County Road 94 this farm consists primarily of all tillable land with the remainder being open drainage ditch and road right of way. The soil types are quality and consist of mainly Hoytville and Nappanee. This farm also has significant evidence of field tile. We are told the farm has tile that is on 30 ft. centers to the north and 50 ft. centers on the southern side of the property.



Approximately 66 acres total situated just east of Payne Ohio. This is a unique tract with 150 feet of road frontage on SR 500 and frontage on Mustach Street on the east edge of Payne. Tract 3 contains primarily all tillable land and quality soil type, consisting mainly of Hoytville and Nappanee. This farm also has rail access on its southern boarder and significant tile visible; similar to the other two tracts.

# SOIL MAPS



Sellers:  
**Dinger**  
 Family Farms LLC

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
HtA	Hoytville silty clay, 0 to 1 percent slopes	38.16	66.6%	2	60.7
NpA	Nappanee silty clay loam, 0 to 2 percent slopes	18.94	33.1%	3	54.8
NpB2	Nappanee silty clay loam, 2 to 6 percent slopes, eroded	0.20	0.3%	3	44.2
					<b>57.29</b>
					<b>58.7</b>

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
HtA	Hoytville silty clay, 0 to 1 percent slopes	36.73	63.6%	2	60.7
NpA	Nappanee silty clay loam, 0 to 2 percent slopes	19.34	33.5%	3	54.8
NpB	Nappanee silty clay loam, 2 to 6 percent slopes	1.26	2.2%	3	54.6
Sb	Saranac silty clay loam, occasionally flooded	0.43	0.7%	3	64.9
					<b>57.75</b>
					<b>58.6</b>

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
HtA	Hoytville silty clay, 0 to 1 percent slopes	40.12	60.2%	2	60.7
NpA	Nappanee silty clay loam, 0 to 2 percent slopes	22.25	33.4%	3	54.8
NnA	Nappanee loam, 0 to 2 percent slopes	4.28	6.4%	3	59.0
					<b>66.65</b>
					<b>58.6</b>

We are offering a once in a lifetime opportunity to purchase a high quality, mostly all tillable, very well drained farm located in Paulding County Ohio. If you are interested in smaller tracts or a larger tract we have the best of both with this farm offering. Come prepared to purchase one or all three tracts and don't miss this very rare and unique farmland multiparcel auction!

# Auction Terms and Conditions

**Sales Method:** The property will be offered in 3 tracts, individually, in combination and as a whole. There will be open bidding on the individual tracts, then proceeding to multiparcel bidding format, bidders will be able to combine any tract at any time during this part of the auction. Bidders will be able to increase their bids on any tract or the combination until the auctioneer announces that all tracts are sold.

**Down Payment:** 10% down payment on the day of the auction. The down payment must be by personal check, business check, or cashier's check.

**Financing:** Bidders' must have their financing arranged prior to the auction. No bids are conditional upon financing.

**Absentee and phone bids:** ALL absentee and phone bidders must register with Dye Real Estate and Land Company prior to the auction. Anyone bidding on behalf of an absentee bidder will be equally responsible for the bid and required to enter into a contract to purchase at the end of the auction.

**Auction Dispute:** If any dispute arises between or among bidders, the decision of the Auctioneer shall be final and absolute.

**Online Bidders:** All online bidders must be registered prior to the day of the auction. The online bidder registration deadline is Wednesday July 13th, 2022 at 5:00 P.M. EST

**Technology Disclaimer:** Dye Real Estate and Land Co., L.L.C., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Dye Real Estate and Land Co., L.L.C., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. You acknowledge that you are accepting this offer to place bids during a live outcry auction over the Internet in lieu of actually attending the auction as a personal convenience to yourself.

**Property Inspection:** Potential purchasers are responsible for conducting their own inspection of the property and any due diligence, inquiries, and inspections will be conducted at their own risk. Seller and real estate company disclaims any and all responsibility for the bidder's safety during any physical inspection of the property.

**CRP:** Buyer acknowledges the existence of the state or federal contract relative to the use or management of the premises. Buyer agrees to adhere to the terms of the contract for the remainder of the contract term and to indemnify and save harmless, seller and Dye Real Estate and Land Company from any liability for breach of the contract.

**Acceptance of Bids:** Any and all successful bidders will be required to enter into a purchase agreement with the seller immediately following the sale, seller will be signing the contract(s) electronically. All final bids are subject to the seller's confirmation. This offer will remain irrevocable and available to the seller for 5 business days after delivery of this offer to the sellers, its counsel, or Agent.

**Evidence of title:** The seller will provide a preliminary title opinion, certificate, or report to be made available to prospective bidders for review prior to bidding. If any buyer elects to purchase title insurance, the cost thereof will be at buyer's sole expense. Seller will convey title free and clear of liens, but otherwise subject to all easements and matters of record. All tracts are being sold "AS IS".

**Deed:** Seller to provide a general warranty deed.

**Closing:** The balance of the purchase price is due at closing, which will take place within 45 days after the auction. In the event the Buyer fails to close and pay their balance when due, Seller reserves all rights allowed by law, including a suit for damages, specific performance, or cancellation of the sale with the Seller to retain the earnest money deposit. Any action taken after default shall be solely at the Seller's option with all costs incurred by Seller being paid by the Buyer.

**Possession:** Possession will be given after the 2022 crop is harvested.

**Real Estate Taxes:** The buyer will be given credit at closing for all of the 2022 real estate taxes that will be payable in 2023.

Property is currently in CAUV. If purchaser removes the property from CAUV purchaser will be responsible for the payment of any CAUV tax recoupment. New taxes may be established due to the creation of new parcels.

**Tract Map, Acreage and Survey:** All dimensions, proposed boundaries, and tract acreages are approximate and are based on aerial photos and auditor information. Final surveyed acreages are subject to change by the closing of the sale. All final prices will be established by multiplying the per acre price established the day of the auction by the new surveyed acreage.

**Mineral Rights:** The sale will include 100% of the mineral rights, if any, owned by the seller.

**Agency:** Dye Real Estate and Land Company, and its representatives, are sole agents for the seller.

**Disclaimer and Absence of Warranties:** All information contained in this brochure and all related materials are subject to the terms and conditions in the purchase agreement. The properties are being sold "AS IS, WHERE IS" with no warranty or representation, either expressed or implied, concerning the property is made by the Seller or Dye Real Estate and Land Company. All sketches and dimensions in this brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the seller or Dye Real Estate and Land Company.

**ANY ANNOUNCEMENTS DAY OF AUCTION TAKE PRECEDENCE OVER PRINTED MATERIAL. THE ABOVE TERMS AND CONDITIONS ARE TO BE AN ADDENDUM TO THE PURCHASE CONTRACT.**



Licensed and Bonded  
in favor of the State of Ohio.

DEVIN DYE | THE LAND GUY  
419-303-5891  
OWNER | BROKER | AUCTIONEER