



**THE WENDT GROUP**  
Land & Agricultural Assets

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**119.9± Acres**  
Offered in 4 Tracts

# Northwest Ohio REAL ESTATE AUCTION

Wapakoneta, Ohio - Auglaize County

- 93± Acres of Quality, Level Cropland
- Brick Home & Outbuildings
- 19± Acres of Wooded Land



Tuesday, November 11 • 6pm  
Held at the Scherer American Legion - Jackson Center, Ohio

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**AUCTION SITE:** Scherer American Legion Post 493 - 627 College Street, Jackson Center, Ohio 45334. From the intersection of SR-274 and SR-65 in Jackson Center, travel on SR-65 North (North Main Street) for 1 block to College Street and turn east (right). Travel .4 mile to the Legion on the south side of College Street.

**PROPERTY LOCATION:** 9731 Klopfenstein Road, Wapakoneta, Ohio 45895.

**From the interchange of I-75 and US-33 near Wapakoneta,** travel on US-33 East for 6 miles. Turn right on SR-65 South and travel 4 miles. Turn left on SR-720 East and travel 1½ miles to Klopfenstein Road. The property is on the southwest corner of SR-720 and Klopfenstein Road.

**From the interchange of US-33 and US-68 near Bellefontaine,** travel on US-33 West for 11 miles. Turn left and travel on SR-720 West for 7 miles to Klopfenstein Road. The property is on the southwest corner of SR-720 and Klopfenstein Road.

*This property provides a unique opportunity to purchase a very attractive farm with an all-brick home, functional outbuildings, quality tillable land, and a private woods. You may bid on individual tracts, a combination of tracts, or the entire property.*

**TRACT 1: 44.5± acres** of tillable, level cropland. Minster silty clay and McGary silt loam are the predominant soil types. This tract would be an excellent addition to any farming operation. Consider combining Tracts 1 & 2 for over 75 acres of highly productive raw land.

**TRACT 2: 34.5± acres with 31.5± acres of tillable,** flat, productive land and 1.15± acres of CRP. The primary soils include Minster and Latty silt clay and McGary silt loam. The open ditch provides an excellent drainage outlet. Easy access with frontage on both SR-720 and Klopfenstein Road.

**TRACT 3: 4.5± acres.** This tract features an all-brick home and out buildings. The 3-bedroom, 1½ bath home has a full basement and attached 2-car garage. The L-shaped 140'x125'x38' barn has concrete floors, concrete feed bunk, hay storage, and Ritchie fountains. Attached is a 60'x110' feed lot with concrete poured walls, supplement bins, 50' Stave silo with unloader, and 50' concrete poured silo with unloader. In addition, there is a Brock 9,000-bushel grain bin and an 1,800-bushel bin for on-farm storage. The Morton pole building is 42'x100 with a partial concrete floor, side and end sliders, and a walk-in door. Consider the opportunities provided here for the family with 4-H livestock as well as the serious club calf enthusiast, organic beef grower, and custom heifer raiser.

**TRACT 4: 36.4± acres with 17± acres tillable.** Soil types include Minster silty clay, Haskins loam and Millgrove soils. The balance is wooded with mixed hardwoods and abundant deer trails. This tract offers many positive attributes including recreational value and income producing possibilities with timber and cash rent.

**OWNER:** DiAnn T. McMillen

#### REAL ESTATE AUCTION TERMS & CONDITIONS

**PROCEDURE:** The property will be offered in 4 individual tracts and as a total 119.9± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the auctioneer. Bids on the tracts, tract combinations, and the total property may compete.

**DOWN PAYMENT:** A 10% down payment is required on the day of the auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashier's check, personal check, or corporate check. **Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.**

**ACCEPTANCE OF BID PRICES:** The successful bidder(s) will sign a Purchase Agreement at the conclusion of the auction. All final bid prices are subject to Seller's acceptance or rejection.

**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 such 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 sold "AS IS".

**DEED:** Appropriate deed will be delivered at closing.

**CLOSING:** Closing will take place 45-60 days after auction date, or as soon thereafter as Seller's applicable closing documents are completed.

**POSSESSION:** Possession at closing with tenants' rights of the 2016 crop. Seller shall retain cash-rent for the 2016 crop year.

**REAL ESTATE TAXES:** The Buyer(s) shall assume the real estate taxes for the calendar year 2017 due and payable in 2018 and thereafter. If usage is changed, the Buyer is responsible for CAUV Recoupment.

**TRACT MAPS; ACRES:** Tract maps, depicted boundaries, and stated acres are approximates based on county parcel data, current legal descriptions, and/or aerial mapping software and are not provided survey products.

**SURVEY:** New surveys shall be prepared where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. The type of survey provided will be at the Seller's option. Combination purchases will only receive a perimeter survey. Survey costs shall be shared equally between Buyer and Seller.

**EASEMENTS:** Sale of the property is subject to any and all easements of record.

**MINERAL RIGHTS:** The sale will include 100% of the mineral rights (if any) owned by the Seller.

**AGENCY:** The Wendt Group and its representatives are exclusively the agents of the Seller.

**AUCTION CONDUCT:** Conduct of the auction and increments of bidding are at the sole discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the 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 the Auction Company.

**ANY ANNOUNCEMENTS MADE THE DAY OF THE AUCTION TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**



70 Miles Northwest of Columbus, Ohio  
60 Miles North of Dayton, Ohio  
12 Miles East of I-75



#### INFORMATION/INSPECTION DATES:

Tuesday, October 4 • 4:30-6:30

Monday, October 17 • 4:30-6:30

A representative from The Wendt Group will be available at the home on Tract 3.



For More Information Call  
Dale Evans 260-894-0458



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