

NORTH CENTRAL OHIO  ASHLAND COUNTY

LAND AUCTION

Attention Farmers & Investors!



386[±]
Acres

Offered in 8 Tracts



Held at the Fraternal Order of Eagles 2178
400 Eastlake Drive, Ashland, OH 44805

THURSDAY, NOVEMBER 9TH  6PM



614.626.SOLD

www.thewendtgroup.com

PROPERTY INFORMATION BOOKLET

PROPERTY INFORMATION

Property Number	I25-027-0-0001-00	Property Address:	710 TWP RD 1524
Owner Name	WELLINGTON LAND COMPANY LLC		
Owner Address	45015 ST RT 18 E WELLINGTON OH 44090	Tax Payer Address:	WELLINGTON LAND COMPANY LLC PO BOX 132 WELLINGTON OH 44090 USA
Tax Set	I25 MONTGOMERY TWP.-ASHLAND SD		
School District	301 ASHLAND CSD		
Neighborhood	02501 02501		
Use Code	101 Cash - grain or general farm		
Acres	386.30000		
Description			
710 TWP RD 1524 SECTION 27 A B & C SECTION 22 H I J K-1 L & N SECTION 23 H-3-1 & I			
Assessment Info	Current Value	Recent Transfer	
Board of Revision	N	Mkt Land Value	Valid Sale
Homestead/Disability	N	CAUV	# Parcels
2.5% Reduction	N	Mkt Impr Value	Deed Type
Divided Property	N	Total	Amount
New Construction	N	Current Tax	Sale Date
Foreclosure	N	Annual Tax	Conveyance
Other Assessments	Y	Paid	Deed #
Front Ft.	N	Balance Due	
		\$20,119.86	
		\$20,119.86	
		\$0.00	

<< Previous Card

Card 1 of 2

Next Card >>

Dwelling Information						
Finished Square Footage	2148	Total Rooms	6	Fireplace(s)	0	
First Floor Area	1380	Story Height	2	Year Built	1890	
Upper Floor Area	768	Bedrooms	3	Year Remodeled	0	
Half Story Area	0	Full Bathrooms	1	Style	Convention	
Attic Area	0	Half Bathrooms	1	Exterior Wall Type	Frame/Siding	
Finished Basement	0	Heating	Base			
Basement Type	Pt Basement	Central Air	None			

Improvements						
IMPR Type	Description	Area	Length	Width	Year Built	Value
Addition	PR1 Porch frame - Open	180 SQ FT				
Addition	PT1 Patio Concrete	350 SQ FT				
Addition	WD1 Wood Deck	52 SQ FT				
Addition	WD1 Wood Deck	108 SQ FT				
Feature	W/S Well & Septic	1				
Other Improvement	1 Garage Frame	252	18	14	1901	0
Other Improvement	140 Barn Hog Farrowing	2712	113	24	1987	12400
Other Improvement	140 Barn Hog Farrowing	4560	120	38	2000	40600
Other Improvement	155 Barn Frame Pole Encl/Dirt	792	33	24	1981	1600
Other Improvement	155 Barn Frame Pole Encl/Dirt	792	33	24	1981	1500
Other Improvement	155 Barn Frame Pole Encl/Dirt	2816	64	44	1981	4000
Other Improvement	155 Barn Frame Pole Encl/Dirt	6604	127	52	1985	13200
Other Improvement	176 Silo Trench	7700	110	70	1986	2000
Other Improvement	186 Grain Bin Standard	20400	36	30	2000	0
Other Improvement	20 Carport Frame	512	32	16	1901	500
Other Improvement	65 Shed Implement	3200	80	40	1977	10500

**For further information, contact Dale Evans,
 General Manager 260-894-0458**

FSA INFORMATION

OHIO
 LORAIN
 Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6523
 Prepared : Sep 5, 2017
 Crop Year : 2017

Tract 9793 Continued ...

TOTAL 112.60 0.00

NOTES

Tract Number : 9794

Description : W CR 1575 S I71

BIA Unit Range Number :

HEL Status : HEL determinations not completed for all fields on the tract

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners : WELLINGTON LAND COMPANY LLC

Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
184.68	128.00	128.00	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	128.00	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	4.00	0.00	0	88
Corn	100.50	0.00	0	167
Soybeans	3.50	0.00	0	35
TOTAL	108.00	0.00		

FSA INFORMATION

Tract 9794

Farm 6523

2017 Program Year
Map Created November 16, 2016

Lorain County
Farm Service Agency
42110 Russia Rd
Elyria, OH 44035
440-326-5830 (p)
855-835-5409 (f)

Common Land Unit

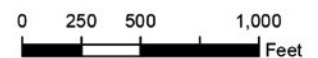
-  Non-Cropland
-  Cropland
-  CRP
-  Tract Boundary

Wetland Determination Identifiers

-  Restricted Use
-  Limited Restrictions
-  Exempt from Conservation Compliance Provisions

All of the following are true unless otherwise indicated:

All Crops=NI
All Crops=GR
Corn=YEL
Soybeans=COM
Wheat=SRW



Tract Cropland Total: 128.00 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination CPA-026 and attached maps for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

FSA INFORMATION

Tract Number : 9793
Description : N&S twp hwy 1524
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : WELLINGTON LAND COMPANY LLC
Other Producers : None

Tract Land Data

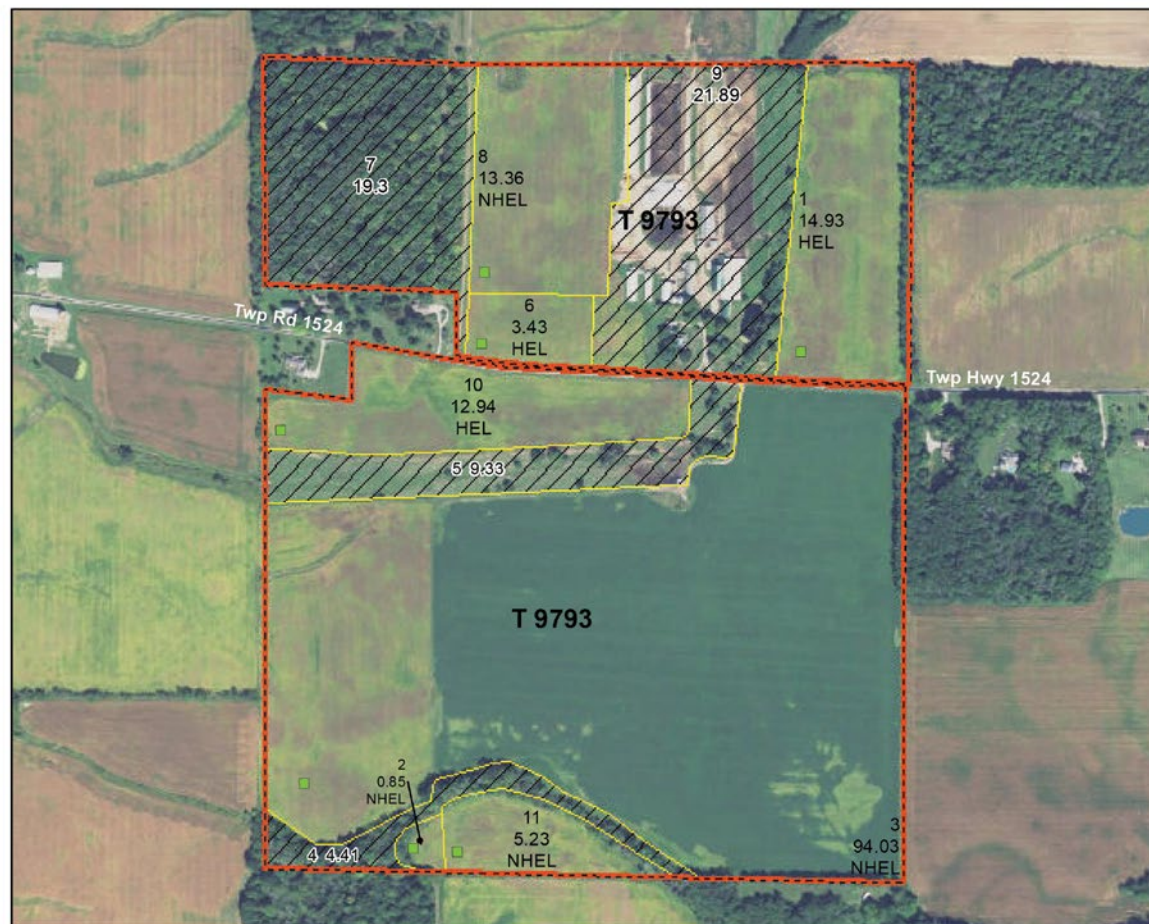
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
199.70	144.77	144.77	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	144.77	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	4.10	0.00	0	88
Corn	102.40	0.00	0	167
Soybeans	6.10	0.00	0	35



FSA INFORMATION



Tract Cropland Total: 144.77 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination CPA-026 and attached maps for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

Tract **9793**

Farm **6523**

2017 Program Year

Map Created November 16, 2016

Lorain County
Farm Service Agency
42110 Russia Rd
Elyria, OH 44035
440-326-5830 (p)
855-835-5409 (f)

Common Land Unit

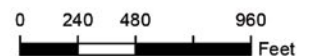
-  Non-Cropland
-  Cropland
-  CRP
-  Tract Boundary

Wetland Determination

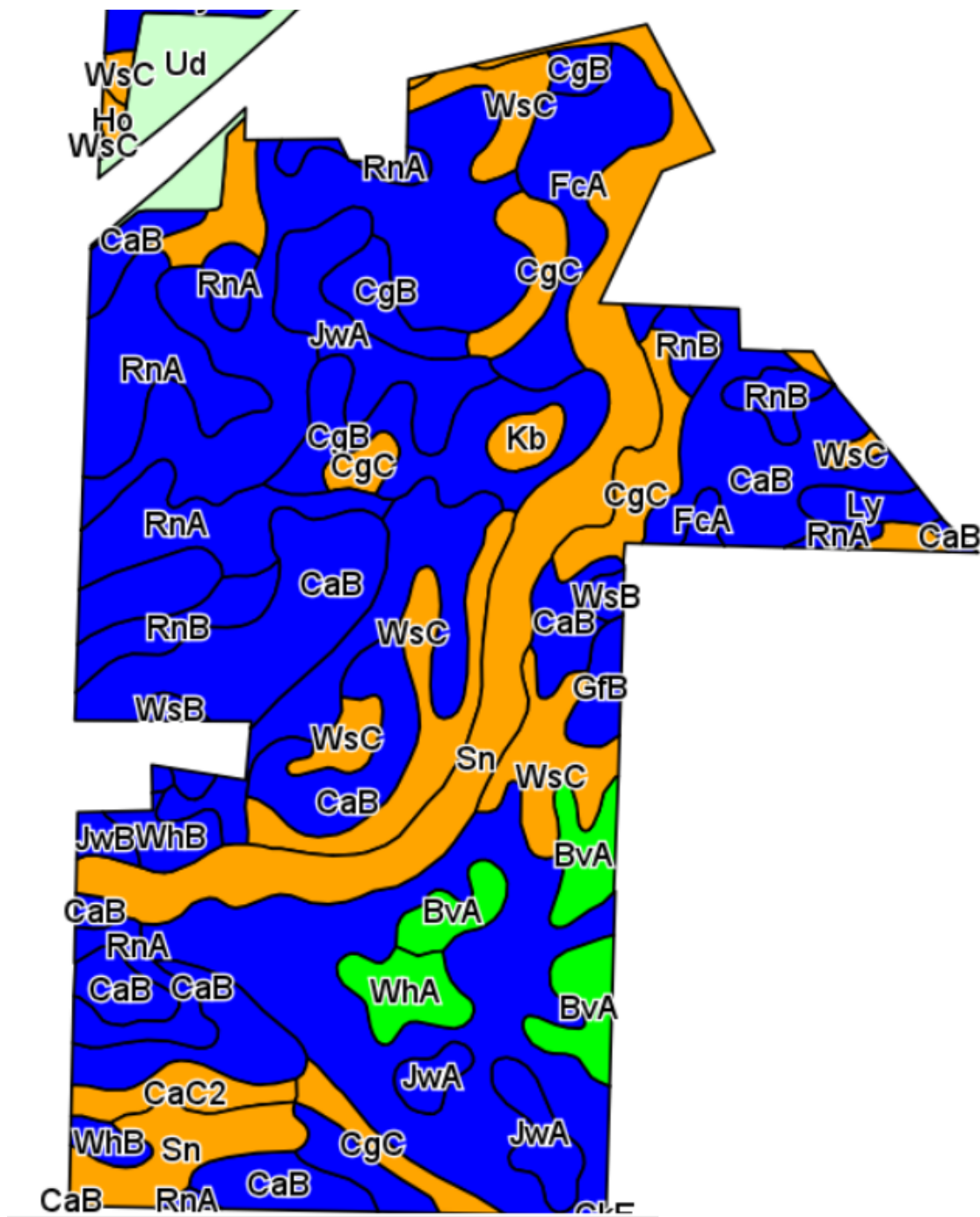
- Identifiers**
-  Restricted Use
 -  Limited Restrictions
 -  Exempt from Conservation Compliance Provisions

All of the following are true unless otherwise indicated:

All Crops=NI
All Crops=GR
Corn=YEL
Soybeans=COM
Wheat=SRW



SOIL MAP



SOILS

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class %	Alfalfa hay	Corn	Corn silage	Grass legume hay	Grass legume pasture	Kentucky bluegrass	Cats	Orchardgrass	Orchardgrass hay	Orchardgrass alfalfa hay	Orchardgrass red clover hay	Orchardgrass trefoil	Soybeans	Tall fescue ladino	Tobacco	Winter wheat	eFOTG PI	
CaB	Canfield silt loam, 2 to 6 percent slopes	104.35	27.3%		Ile																	73	
WhB	Wheeling silt loam, 2 to 6 percent slopes	47.44	12.4%		Ile	4.5	125				5.5	75						40		3100	45	72	
Sn	Sloan silty clay loam	41.12	10.8%		Illw		128		5				6.5				4		44			50	78
RnA	Ravenna silt loam, 0 to 2 percent slopes	29.73	7.8%		Illw																		62
WsC	Wooster silt loam, 6 to 12 percent slopes	29.60	7.7%		Illle		105		4.5			70			4.5				32			40	76
RnB	Ravenna silt loam, 2 to 6 percent slopes	22.93	6.0%		Ile																		60
CgB	Chili loam, 2 to 6 percent slopes	18.85	4.9%		Ile		90		4.6			78		4.2			5.8					38	67
JwA	Jimtown silt loam, 0 to 2 percent slopes	15.68	4.1%		Illw		92		4			70						27				40	67
CgC	Chili loam, 6 to 12 percent slopes	14.99	3.9%		Illle		82		4.2			72		4			5.8					32	61
FcA	Fitchville silt loam, 1 to 4 percent slopes	13.03	3.4%		Illw																		69
BvA	Bogart silt loam, 0 to 2 percent slopes	11.11	2.9%		I		115		4.7			80						40				42	74
Ud	Udorthents	9.50	2.5%																				0
WhA	Wheeling silt loam, 0 to 2 percent slopes	4.56	1.2%		I	4.5	125				5.5	75						40		3200	45	75	
CaC2	Canfield silt loam, 6 to 12 percent slopes, eroded	4.09	1.1%		Illle																		63
Sh	Shoals silt loam, 0 to 2 percent slopes, occasionally flooded	3.18	0.8%		Illw		131		4.3	8.7								38					76
GfB	Glenford silt loam, 2 to 6 percent slopes	2.69	0.7%		Ile																		78
Ly	Luray silty clay loam, 0 to 2 percent slopes	2.57	0.7%		Illw																		78
WsB	Wooster silt loam, 2 to 6 percent slopes	2.24	0.6%		Ile		110		4.5			75						35				45	79
Kb	Kilbuck silt loam	2.13	0.6%		Illw		100	17	3.5			70		4.4						6			63
JwB	Jimtown silt loam, 2 to 6 percent slopes	1.30	0.3%		Ile		85		4			67						25				38	65
Sg	Sebring silt loam, 0 to 2 percent slopes	1.02	0.3%		Illw																		58
Ho	Holly silt loam	0.59	0.2%		Illw		100	20	3.5		4.5	70				3.5							58
Weighted Average						0.6	56.3	0.1	1.7	0.1	0.8	28.6	0.7	0.4	0.3	0.4	0.5	15.5	4.1	422.6	20.9	69	

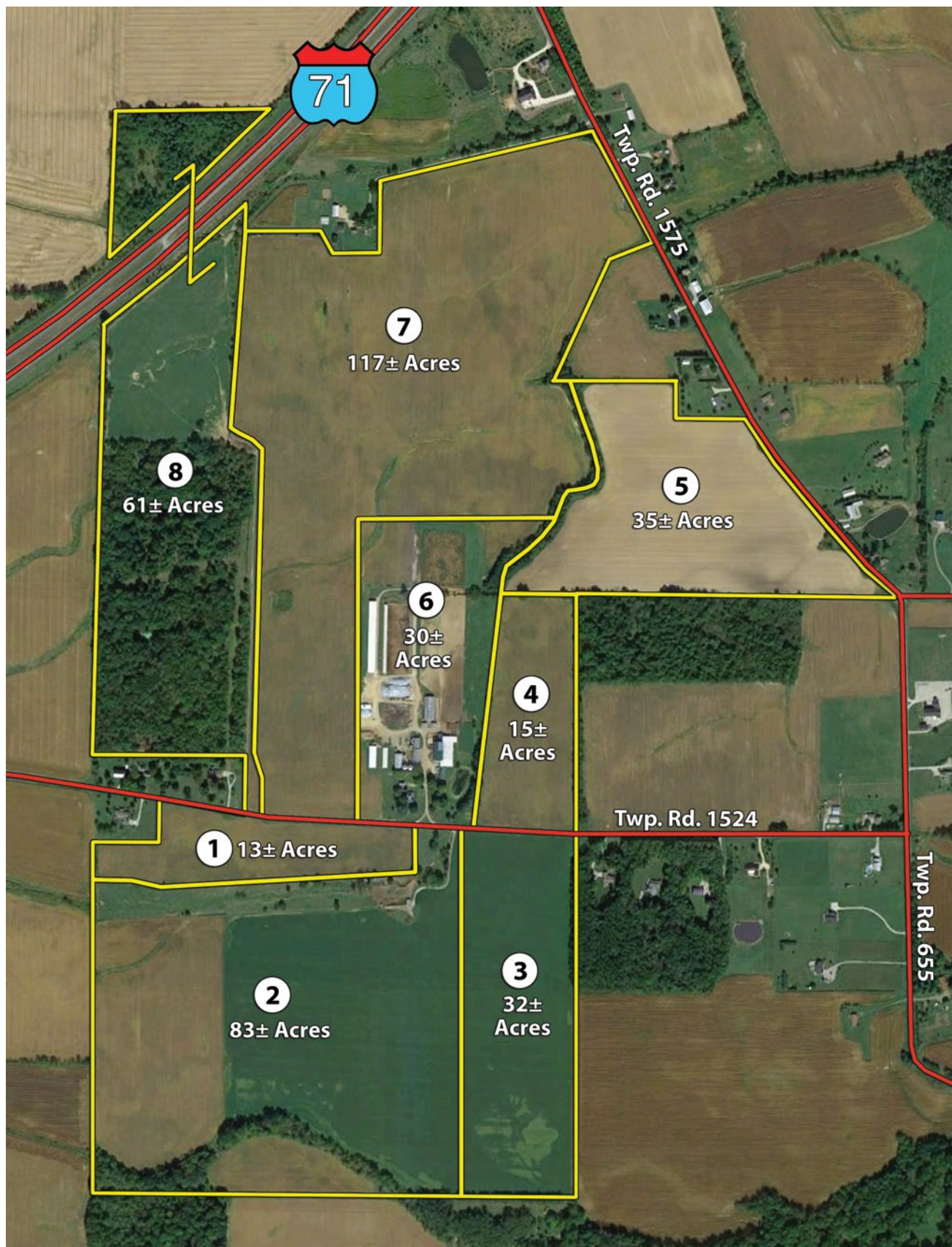
PROPERTY PHOTOS



NORTH CENTRAL OHIO ASHLAND COUNTY
LAND AUCTION

THURSDAY,
NOVEMBER 9TH
6:00 PM

386[±]
Acres
Offered in 8 Tracts



NORTH CENTRAL OHIO ASHLAND COUNTY
LAND AUCTION

THURSDAY,
NOVEMBER 9TH
6:00 PM

386[±]
Acres
Offered in 8 Tracts





121 Jackson Street, Plain City, OH 43064

Kevin Wendt, CAI - President / Auctioneer / Broker
419.566.1599 | kevin@thewendtgroup.com

Dale Evans - General Manager / Auctioneer
260.894.0458 | dale@thewendtgroup.com

Nick Cummings, CAI - Auctioneer / Auction Advisor
740.572.0756 | nick@thewendtgroup.com

Disclaimer.

All information in this booklet is believed to be accurate and from accurate sources. However, buyers are encouraged to do their own due diligence. The Wendt Group assumes no liability for the information provided.



Like
Us



NORTH CENTRAL OHIO ASHLAND COUNTY LAND AUCTION

Attention Farmers & Investors!

386[±]
Acres

Offered in 8 Tracts

- Productive, Tillable Cropland
- Excellent Facilities for Livestock
- Wooded Hunting & Recreational Land
- Timber Value
- Abundant Road Frontage
- Homes & Outbuildings
- Great Income Potential
- Ideal Location in Close Proximity to Ashland & I-71



THURSDAY, NOVEMBER 9TH  6PM

Held at the Fraternal Order of Eagles 2178 - Ashland, OH



www.thewendtgroup.com