

# Public Auction

## 50.45 Acres Farmland

### Friday, April 6, 2017 at 10am

#### Ruibley Park Pavilion

**Auction Location:** Held offsite at Ruibley Park Pavilion, 320 W. Holland St., Archbold, OH. Turn west at Holland St and Defiance St. intersection in downtown Archbold.

**50.45 acres farmland**, located in Sec. 6, German Twp, Fulton Co. Ohio, near Archbold, southwest of the corners of County Roads BC & 24. To be offered by the acre in one parcel of 50.45 acres. Parcel is a large, open, level field, fronting on both roads BC & 24, consisting of mostly Fulton Silty Clay Loam and Latty Silty Clay soils. Approx. 48.6 acres are tillable, with the 1.84 acres in roads and right of way. Taxes are \$1306 per year. Currently enrolled in CAUV, any tax recoupment would be at buyer's expense. Don't miss this opportunity to invest in farmland located near Archbold. See [freyandsons.com](http://freyandsons.com) for buyers guide or call 419-445-3739.

**Terms:** Immediate possession given with 10% non-refundable deposit day of sale. Balance due on or before 45 days at closing, when marketable title will be given. Offered subject to seller's confirmation.

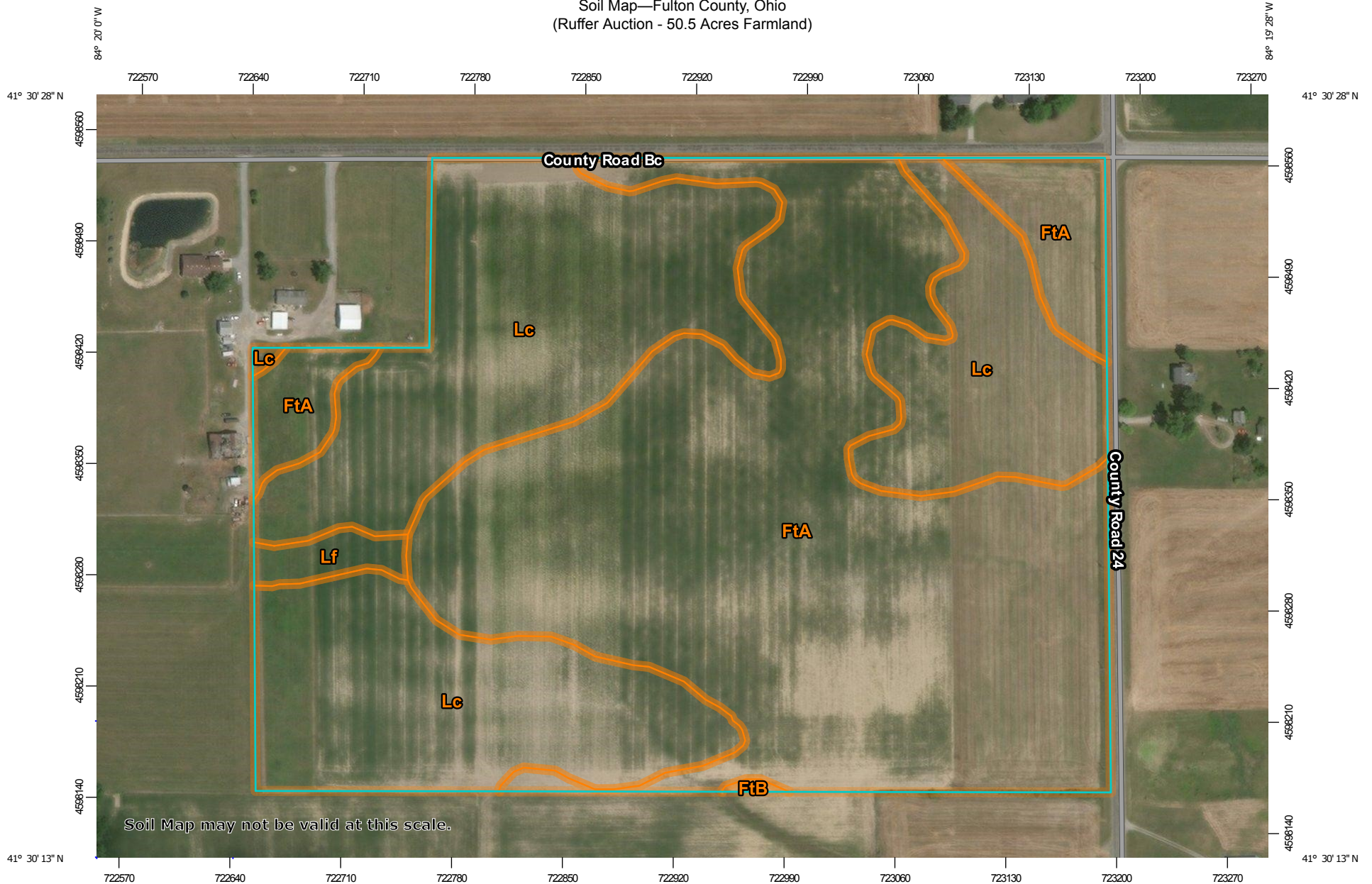
**Seller:**  
**Stan Ruffer**

# Frey & Sons

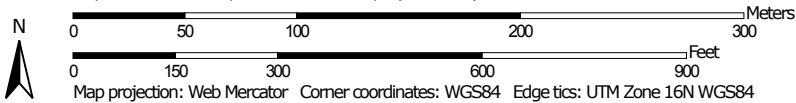
Frey & Sons  
Kevin G. Frey, Broker & Auctioneer  
Archbold OH 43502  
Phone: 419-445-3739



Soil Map—Fulton County, Ohio  
(Ruffer Auction - 50.5 Acres Farmland)



Map Scale: 1:3,380 if printed on A landscape (11" x 8.5") sheet.



## Map Unit Legend



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
FtA	Fulton silty clay loam, 0 to 2 percent slopes	27.5	55.0%
FtB	Fulton silty clay loam, 2 to 6 percent slopes	0.1	0.1%
Lc	Latty silty clay, till substratum, 0 to 1 percent slopes	21.8	43.6%
Lf	Lenawee silty clay loam, 0 to 1 percent slopes	0.6	1.2%
<b>Totals for Area of Interest</b>		<b>50.0</b>	<b>100.0%</b>



# Fulton County, OH GIS Web Map

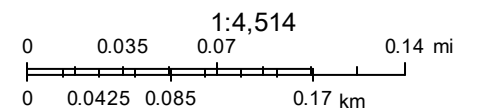


February 19, 2018

**Search Results: Parcel Search**

-  Override 1
-  Red: Band\_1

-  Green: Band\_2
-  Blue: Band\_3



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey,

Fulton County, Ohio - Property Record Card  
Parcel: 15-026484-00.000  
Card: 1



A sketch is unavailable for this parcel.

**GENERAL PARCEL INFORMATION**

Owner RUFFER STANLEY L  
Property Address CO RD BC ARCHBOLD OH 43502  
Mailing Address 24409 CO RD BC  
ARCHBOLD OH 43502  
Land Use 110 - AGR VACANT LAND QUALIFIED  
Legal Description CAUV  
5E-6N-6 N 1/2 SE EX NW COR 50.45A

**VALUATION**

	Appraised	Assessed
Land Value	\$272,200.00	\$95,270.00
Improvements Value	\$0.00	\$0.00
CAUV Value	\$80,880.00	\$28,310.00
Taxable Value	\$28,310.00	
Net Annual Tax	\$1,306.12	

**RESIDENTIAL**

**LAND**

Land Type	Acreage	Depth	Frontage	Depth	Value
RW - Row	1.848	0	0	100	0
TA - Tillable	48.602	0	0	100	272170

**ADDITIONS**

**IMPROVEMENTS**

**AGRICULTURAL**

Land Type	Land Usage	Soil Type	Acres	Value
ZC - Crop	C - Crop	FTA	26.492	30200
ZC - Crop	C - Crop	FTB	0.08	60
ZC - Crop	C - Crop	LC	21.421	48630
ZC - Crop	C - Crop	LF	0.609	1990
RW - Row	O - Other	GEN	1.848	0

**SALES**

Date	Buyer	Seller	Price
1/3/2001	RUFFER STANLEY L	RUFFER STANLEY L	0
1/1/1990	RUFFER STANLEY L	unknown	0

**COMMERCIAL**

A sketch is unavailable for this parcel.

