

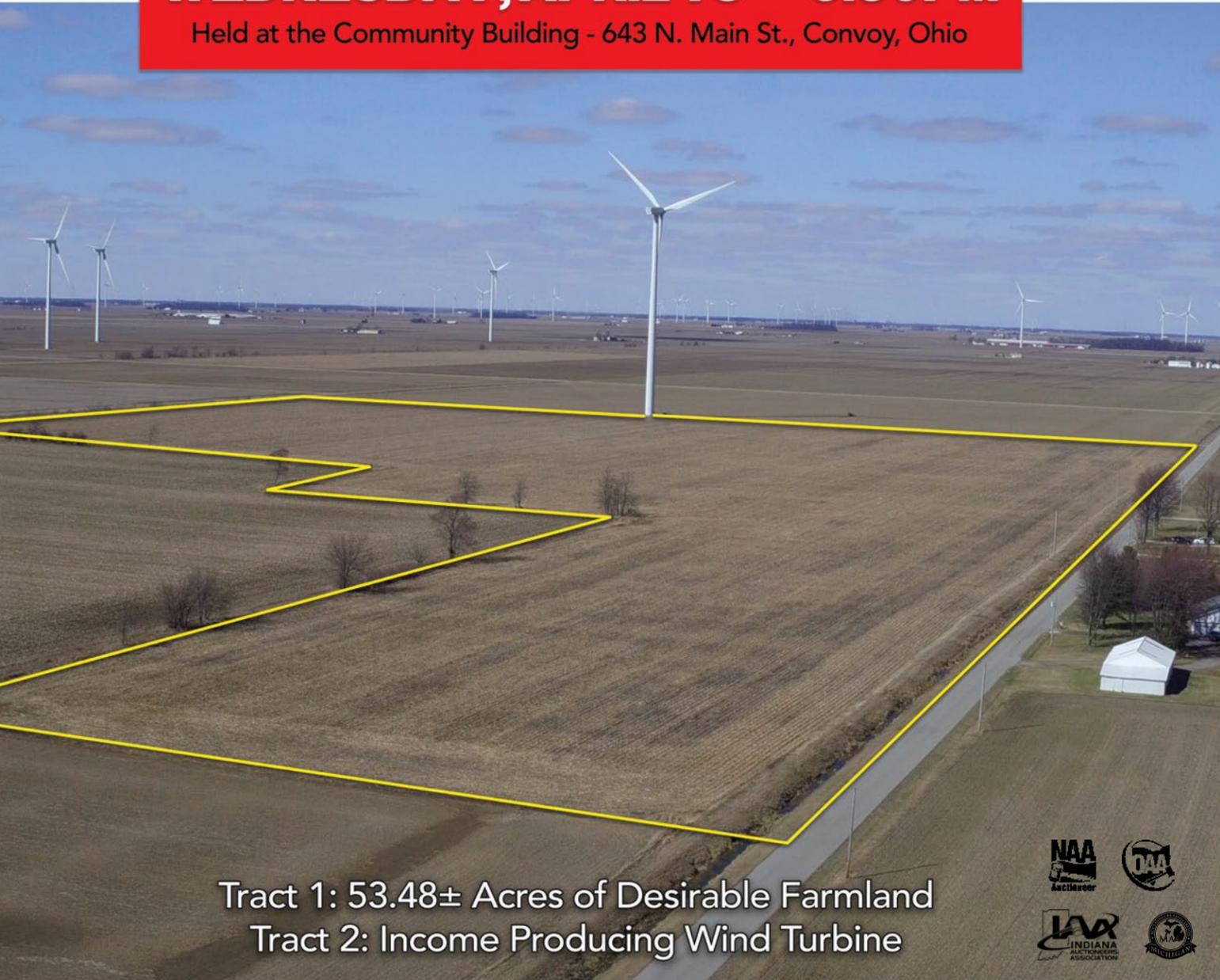
Attention Farmers & Investors!
REAL ESTATE AUCTION

Near Convoy, Ohio • Van Wert County

**54.48±
Acres**
Offered in 2 Tracts

WEDNESDAY, APRIL 18TH 6:30PM

Held at the Community Building - 643 N. Main St., Convoy, Ohio



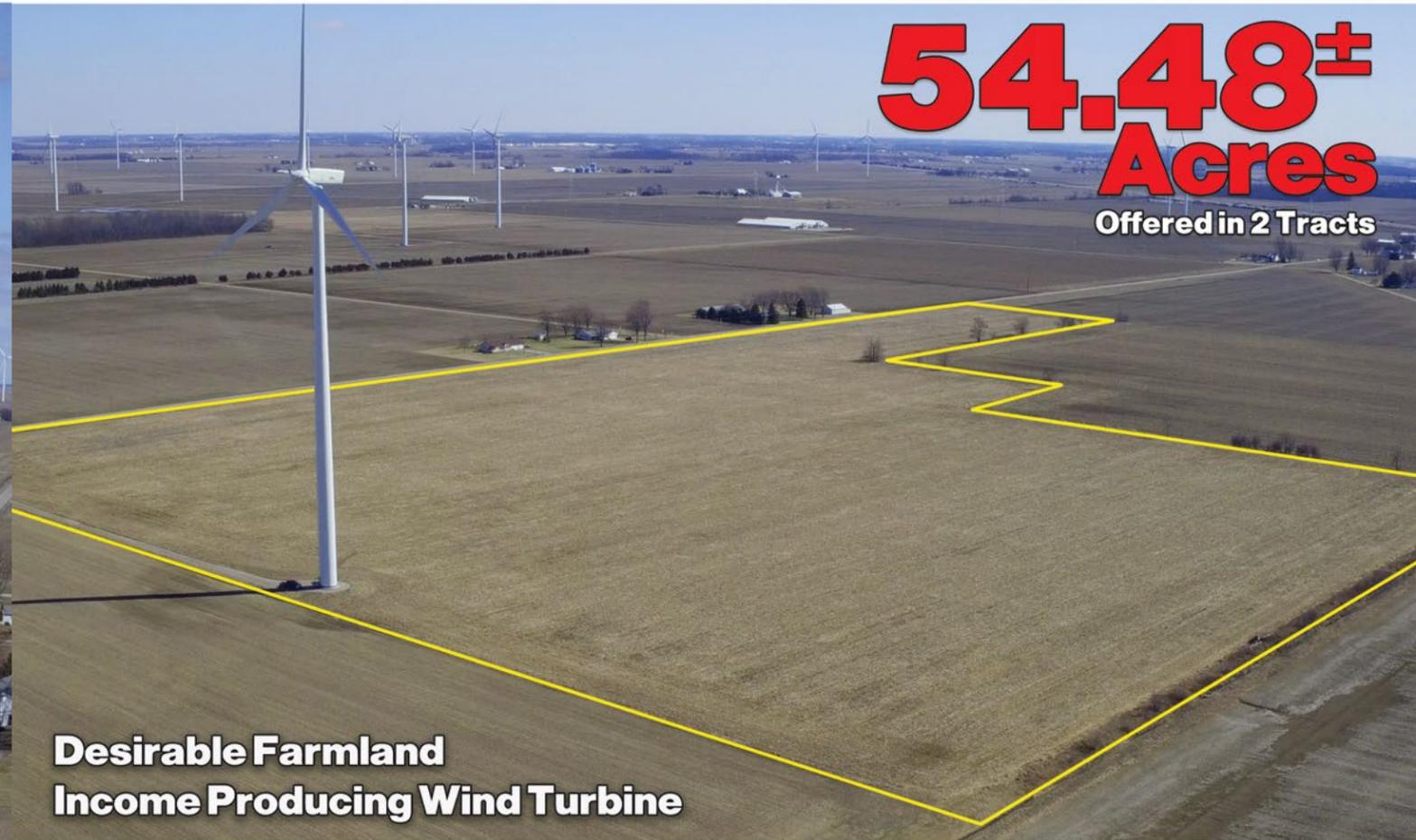
Tract 1: 53.48± Acres of Desirable Farmland
Tract 2: Income Producing Wind Turbine



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**Desirable Farmland
Income Producing Wind Turbine**



Peter D. Gehres, CAI, CES, CAS
Auctioneer | RES Auction Services
(614) 306-1435
bid@resauctions.com



Julie Carter
HER Realtors
(937) 974-3118
julie.carter@HERRealtors.com



**WEDNESDAY
APRIL 18TH 6:30PM**

Held at the Community Building
643 N. Main St., Convoy, Ohio



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We are honored to offer a great piece of Van Wert County soil at public auction. This piece has been in the same family (Lawence & Dorothy Smith and now their heirs) for over 60 years and it is your opportunity to add it to your land portfolio. Predominate Soil type is Hoytville Silty Clay.

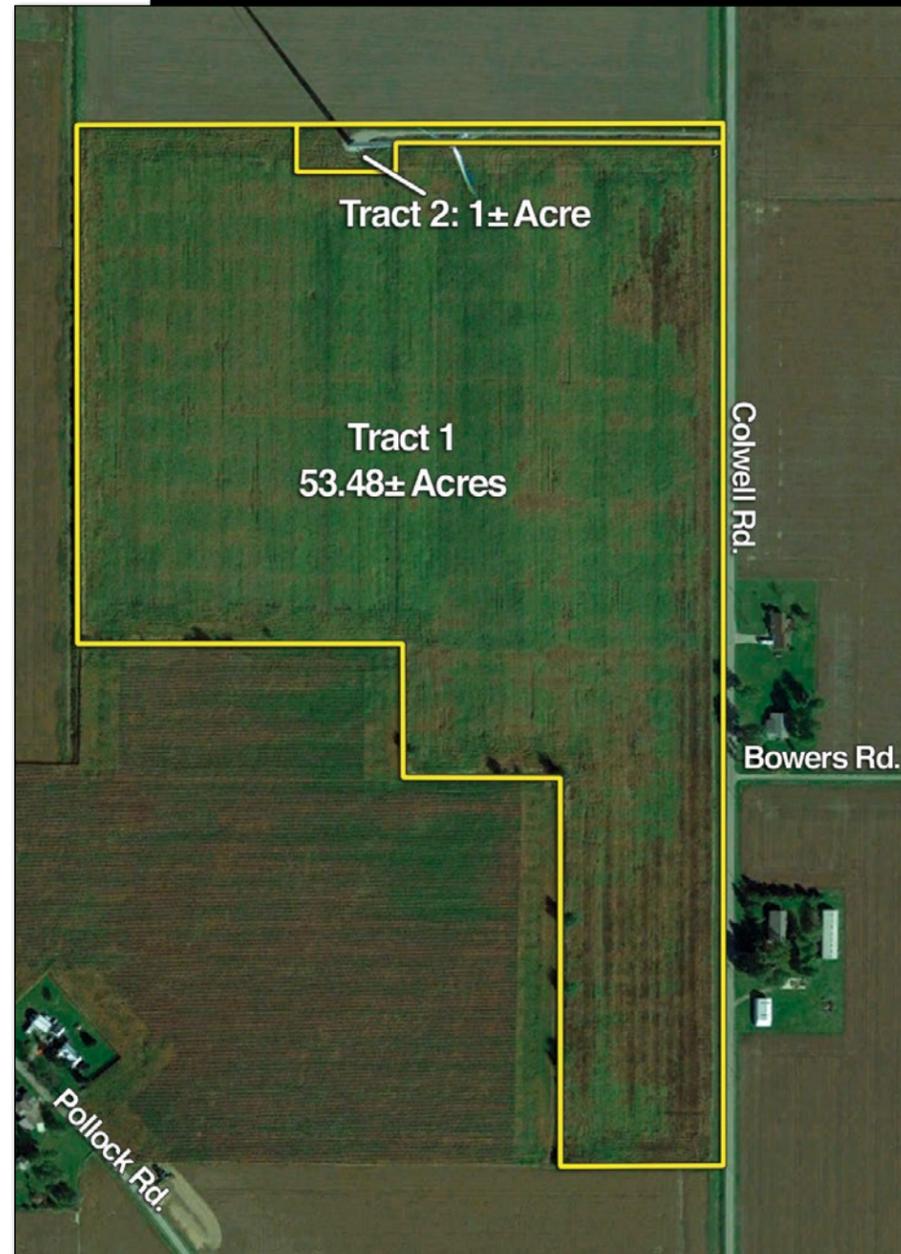
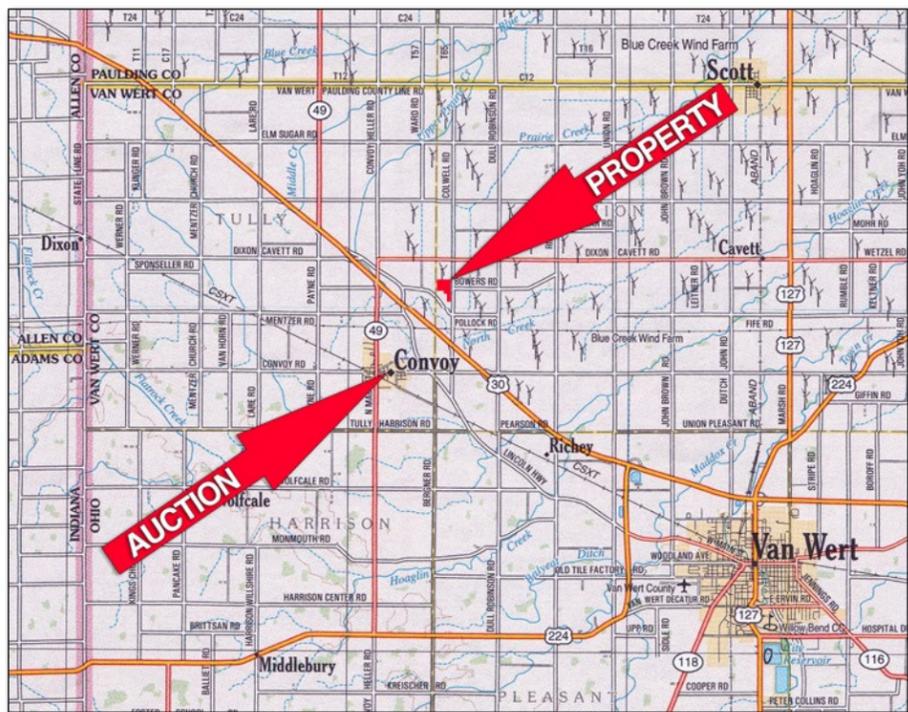
PROPERTY LOCATION: Colwell Road, Convoy, Ohio, property is south west of the intersection of Colwell and Dixon-Cavett Road

AUCTION LOCATION: Community Building, Edgewood Park, 643 N Main St., Convoy, OH 45832

PROPERTY & PROCESS: Desirable farm ground with income producing wind turbine in Union Township, Van Wert County, Ohio. Parcel 1 will be offered first and sold by the acre. Parcel 2 will follow parcel 1. The parcels will not be offered again or in combination.

PARCEL 1: 53.48 +/- ACRES in one contiguous parcel.

PARCEL 2: 1 +/- ACRE site of the income producing wind turbine.

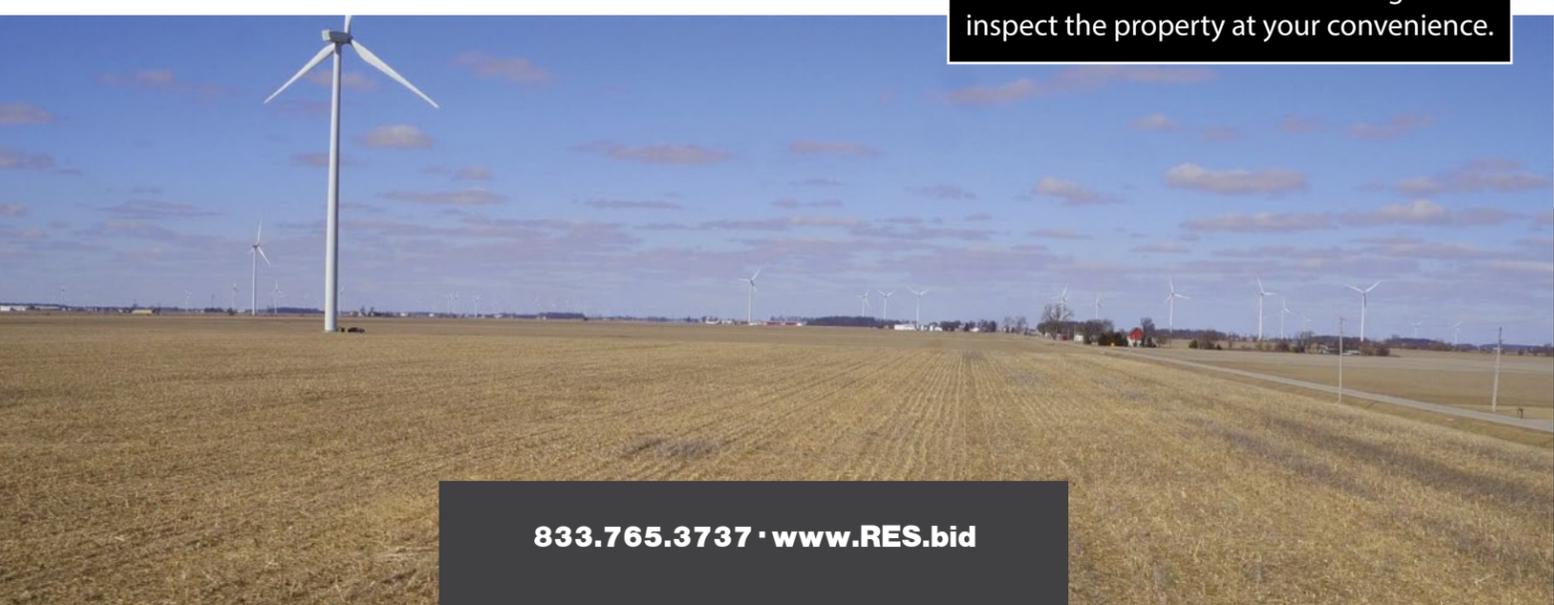


PROPERTY INSPECTION:
You are welcomed and encouraged to inspect the property at your convenience.

TERMS: Successful bidders will be required a 10% non-refundable down payment at the conclusion of the auction with the balance due at closing. A 7% Buyer's Premium will be added to the final bid to determine the purchase price. All desired inspections and financing arrangements need to be completed prior to bidding. Possession of the property will be at closing. Maps and acreages are approximate and based on final survey. Any changes in final acreages will be adjusted to the nearest tenth of an acre. Property offered as-is, where-is and is no contingencies offered including for financing. Once down payment funds have cleared successful high bidder on Parcel 1 will have access to property for tillage and planting if they desire and at their own risk.

Preliminary site work and required final survey conducted by Mike Howbert, Howbert Surveying, L.L.C., Phone: 419-863-0289

Property offered in conjunction with Julie Carter, HER Realtors



833.765.3737 • www.RES.bid



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