

**250+**  
**ACRES IN 7 TRACTS**



# *Defiance County* **LAND AUCTION**

**Thursday, Oct. 5 @ 6:30 pm**

**Auction Location:**

Tiffin Township Fire Dept., 1258 Main St., Evansport, OH 43519

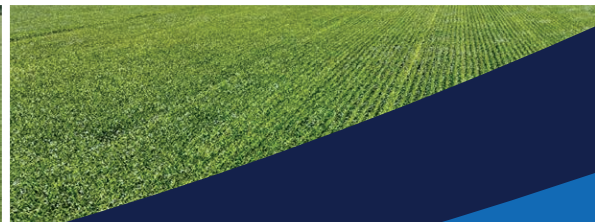
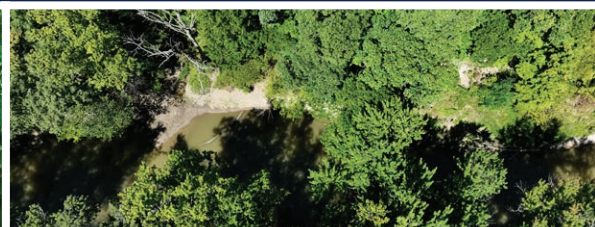
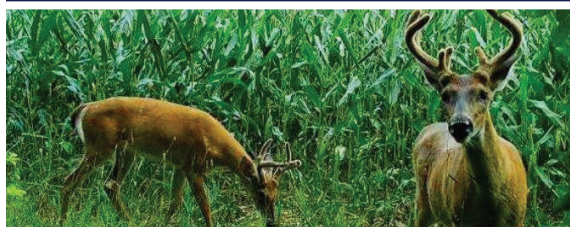
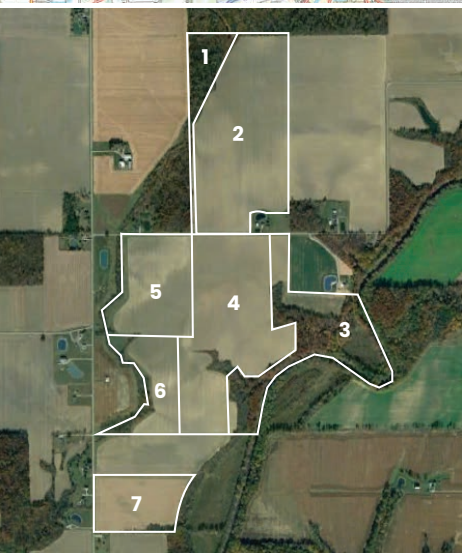
**Property Location:**

20200 Russell Rd., Defiance, OH 43512

**TERMS:** Property is sold as is, where is. When applicable, the buyer will succeed the existing CRP contract(s). Buyer is responsible for any fees incurred if land is removed from CRP before the end of the contract. Multipar bidding method will be used. Tracts will be offered individually, in combination and as a whole. Buyer will be entering into a cash purchase contract. Be sure to have your financing secured before the auction. 10% non-refundable down payment due at end of auction. Balance at closing on or before 30 days. Drawings and aerial diagrams are approximate and not considered a survey of the subject property. Survey, if needed, will be paid by seller based on advertised tract layouts. If buyer changes the layout in any way, buyer will be responsible for those survey costs. Farming and/or hunting rights may be granted early with down payment & proof of financing. Announcements made day of auction take precedence over all printed & previously announced information.

**OWNER:** T3 Properties, LLC

## *Hunting Land & Farmland*



ONLINE BIDDING AVAILABLE  
[UELandAuctions.com](http://UELandAuctions.com)

**(419) 298-1100**

Broker & Auctioneer: Darren Bok, CAI, CAS



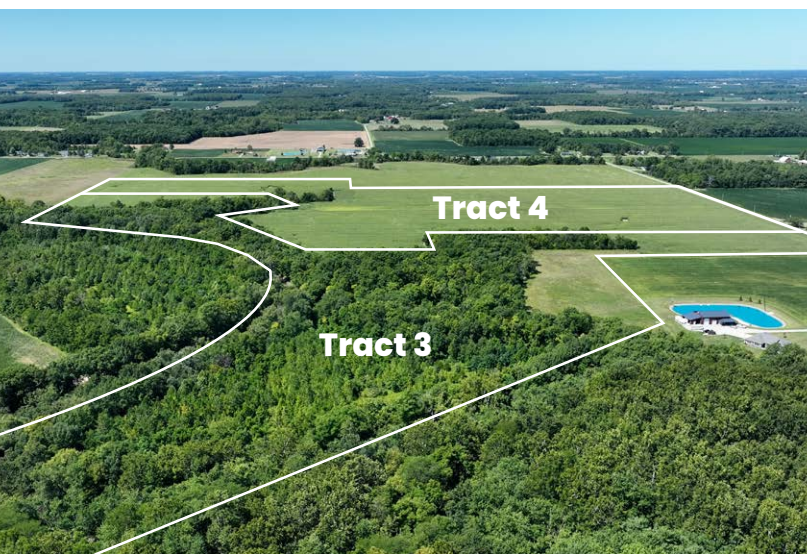
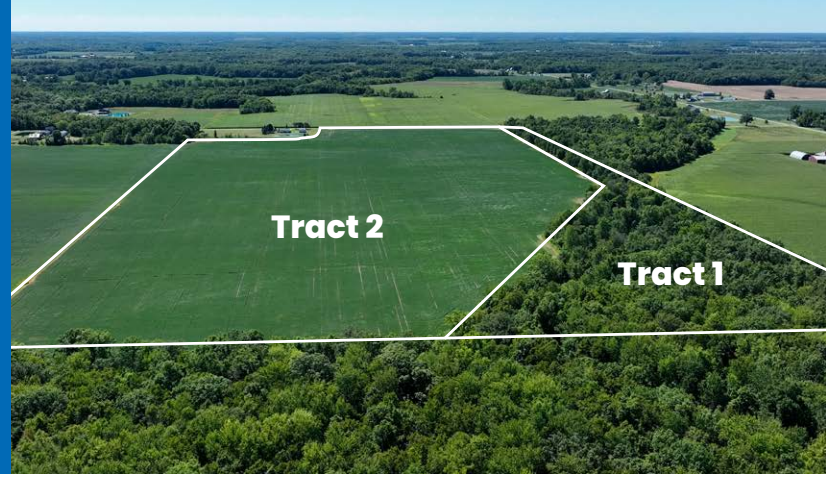
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**Tract 1: 11.8± acres w/ approx. 10 acres of woods** that includes a 40-ft lane off of Russell Rd. Excellent hunting land or recreational get away. *\*Deed restricted for recreational use only\**

**TRACT 2: 65± acres of mostly tillable land.** Great piece to add to your farming portfolio or purchase for your future home site. Soil composition is mostly Paulding Clay (Pa) and Roselms silty clay (RsA).

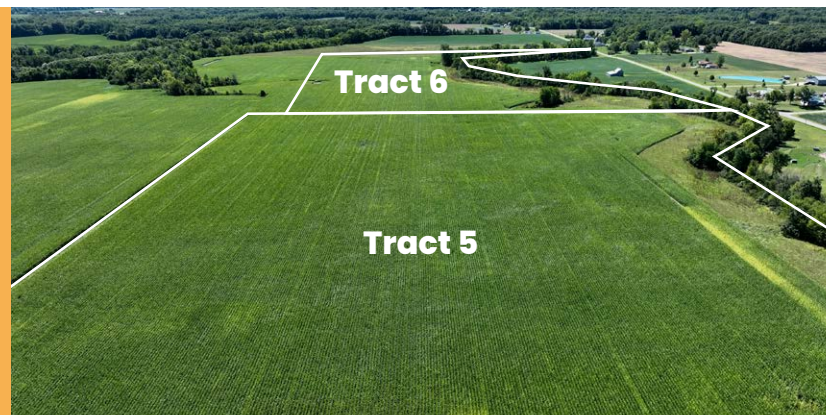


**TRACT 3: 42.1± acres with approx. 280 ft. of road frontage** along Russell Road. Build, hunt or just enjoy the beauty of this nature-filled tract. Potential building site with **EXCELLENT** hunting. Trail cams have shown multiple large deer and other small game in this area! There are 2 active CRP contracts on this tract that expire in 2029 & 2030.

**TRACT 4: 63.5± acres of mostly tillable farmland** comprised of Roselms silty clay (RsA) and Paulding clay (Pa) with some Shoals silt loam (Sh), Broughton silt loam (BvE) and Tuscola sandy loam (TsB). Farm on its own or in conjunction with neighboring tract(s).

**TRACT 5: 31.26± acres. Approx 26.8± tillable acres. Perfect for building or farming.** Paulding clay (Pa) & Roselms silty clay (RsA). Existing CRP contract expires in 2031.

**TRACT 6: 16.49± acres. \*SWING TRACT\*** No road access. Must be purchased with Tract 4 or 5. Paulding clay (Pa) & Roselms silty clay (RsA) soils. The current CRP contract expires in 2031.



**TRACT 7: 20.08± acres. Mostly tillable,** this tract would make an excellent building site or addition to your farming portfolio. Predominant soils are Paulding clay(Pa) and Roselms silty clay (RsA).

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