

Norwich TWP.
Huron County, OH

Bonnigson
& Associates

Real Estate Sales ■ Auction Services

3 Tracts w/
98 +/- Acres

Courtright Farmland Auction

*Live
&
Webcast*

Courtright Farmland Auction

AUCTION LOCATION:

Depot at The Willard Park
520 City Park Drive Willard, OH

LIVE & WEBCAST Feb. 13th @ 6:07pm



PROPERTY LOCATION: 2568 SECTION LINE RD 30 S, WILLARD, OH. From Willard take US 224 west 2.6 miles from OH-RT 103 to Section Line Rd 30 S, turn north/right, go 2 miles to the property on the north side of the RR overpass. **Watch For Signs!**



SCAN ME



Bonnigson



BonnigsonA



BonnigsonAssociates



Bonnigson & Associates

Property Preview:

Feb. 1st 3-5p

Feb. 3rd 10-12p



Bonnigson.com

info@bonnigson.com

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Courtright Farmland Auction



Tract #1: 2.58+/- Acres with 2 story farmhouse & outbuilding with frontage on Section Line 30 S. There is a pole barn, storage building, large 2 car garage with finished rec. room & 2 grain bins. A non-refundable down payment of \$15,000 is required at the close of the auction.

Tract #2: 1.77+/- Acres mostly tillable. – SWING TRACT – Here is an opportunity to add an additional nearly entirely tillable tract to Tract #1 or include this tract with Tract #3 retain it with the farmland acreage. You decide! frontage on Section Line 30 S. To Bid on this Swing Tract, you must be the high bidder on TRACT #1 OR TRACT #3, NOT INDIVIDUALLY. The soil in this parcel is BgA Bennington silt. A non-refundable down payment of \$5,000 is required at the close of the auction.

Tract #3: 94+/- Acres farmland mostly tillable with frontage on Section Line 30 S and FSA 84+/- acres cropland. Soil in this parcel are Crd1B1 Cardington silt loam, BgB Bennington silt loam, BgA Bennington silt loam, Lo Lobdell silt loam & some Co Condit silty clay loam. A non-refundable down payment of \$25,000 is required at the close of auction.

We Will Be Using The Multi-Par Method, Where The Parcels Will Be Offered Individually & As A Whole. However Bidders Choose To Bid On The Property, At Any Time!

Real Estate Terms: A 2% Buyer's Premium will be added to the high bid price to determine the final contract price. Non-refundable down payments are required at the close of auction of \$15,000 for Tract #1, \$5,000 for Tract #2, \$25,000 for Tract #3, The payment is to be made by cash or check, with balance paid in full at closing within 45 days or sooner of the Auction date. Purchasing this property is NOT contingent upon financing, so make sure you have your financing arranged prior to the Auction and can pay cash or certified funds at closing. All desired inspections must be made prior to the auction. Property is being sold "AS IS" with NO WARRANTIES expressed or implied by the owners or Realtors Bonnigson & Associates is an agent for the Seller.

Tax & Legal: Norwich Twp., Huron Co. OH. Willard School Dist. 2023 Taxes are \$2,826.32 Annually. Huron Co. Parcel #360010010150000.

Owner: Rita M. Courtright Estate

Auctioneers: Ken Bonnigson, CAI, Ken Bonnigson, Jr., Dean A. Smith

Courtright Farmland Auction



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USDA
Huron County, Ohio



Common Land Unit

☐ Cropland ☒ Non-cropland ☒ CRP

Farm **189**
Tract **350**

Wetland Determination Identifiers

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

2024 Crop Year



Courtright Farmland Auction

OHIO
HURON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 189
Prepared : 11/22/23 12:38 PM CST
Crop Year : 2024

See Page 2 for non-discriminatory Statements.

Operator Name :
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
96.58	86.88	86.88	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	86.88		0.00		0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	41.65	0.00	150	
Soybeans	41.15	0.00	42	
TOTAL	82.80	0.00		

NOTES

Tract Number : 350

Description : C9/A1
FSA Physical Location : OHIO/HURON
ANSI Physical Location : OHIO/HURON
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : KENNETH H COURTRIGHT, PAUL N COURTRIGHT, DONNA M NOVISKI, JOAN CLAPPER, SHARON K SPETH, JOHN COURTRIGHT
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
96.58	86.88	86.88	0.00	0.00	0.00	0.00	0.0

Courtright Farmland Auction

OHIO
HURON
Form: FSA-156EZ



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Tract 350 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	86.88	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	41.85	0.00	150
Soybeans	41.15	0.00	42
TOTAL	82.80	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

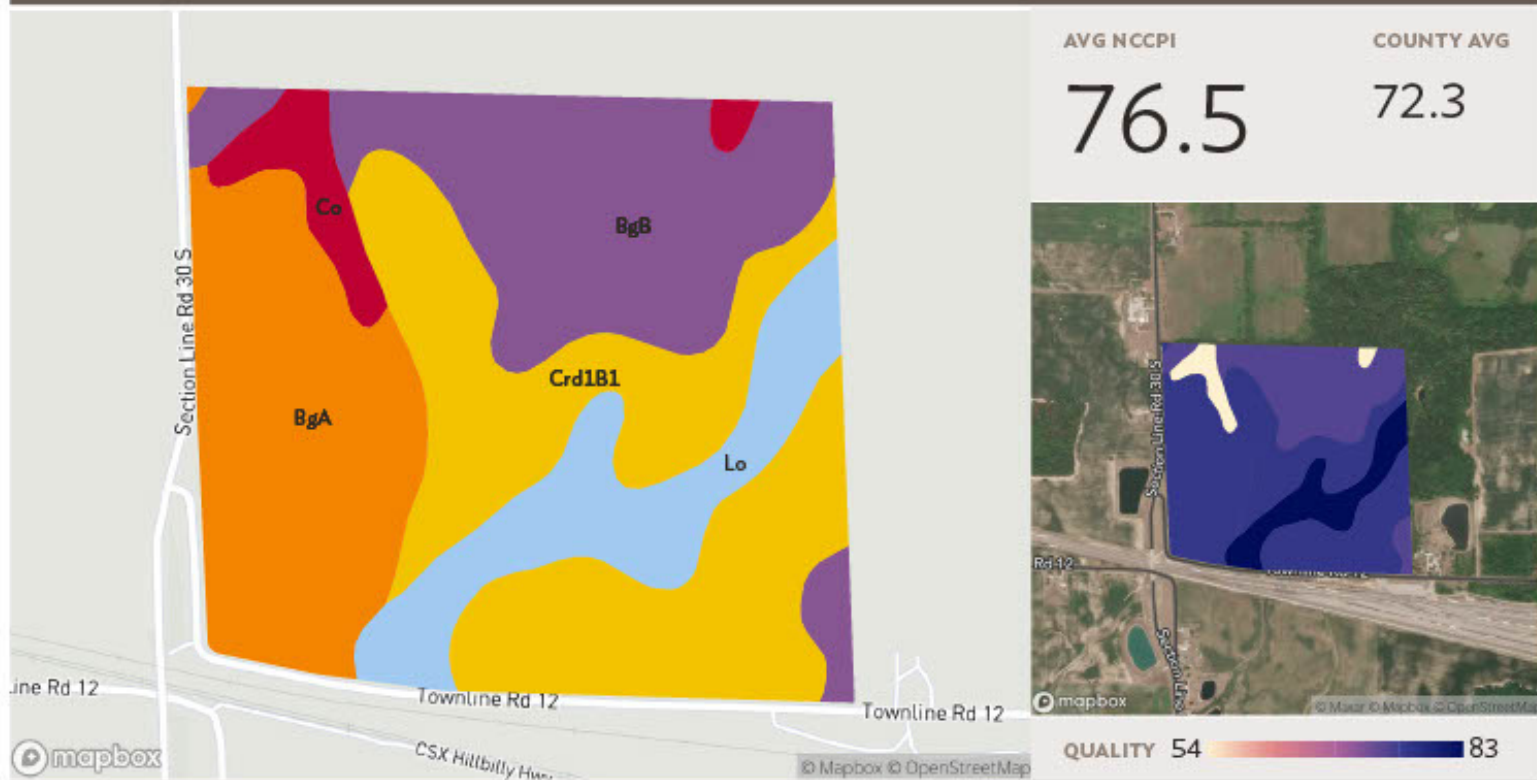
To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (800) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

Courtright Farmland Auction



Fields | Soil Survey December 19, 2023

1 field, 97 acres in Huron County, OH



Source: NRCS Soil Survey

All fields

97 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ Crd1B1	Cardington silt loam, 2 to 6 percent slopes	32.62	33.7%	2	76.6
■ BgB	Bennington silt loam, 2 to 6 percent slopes	24.89	25.7%	2	74.2
■ BgA	Bennington silt loam, 0 to 2 percent slopes	22.58	23.3%	2	76.5
■ Lo	Lobdell silt loam, frequently flooded	12.86	13.3%	2	93.7
■ Co	Condit silty clay loam	3.96	4.1%	3	34.6
		96.91			76.5

Courtright Farmland Auction



Fields | Flood Hazard December 19, 2023

1 field, 97 acres in Huron County, OH



Legend

- SPECIAL FLOOD HAZARD AREAS
High flood risk

Without Base Flood Elevation (BFE)
Zone A, V, A99

With BFE or Depth Zone AE, AO, AH, VE, AR

Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD
Moderate flood risk

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

Future Conditions 1% Annual Chance Flood Hazard Zone X

Areas with Reduced Flood Risk due to Levee Zone X

Areas with Flood Risk due to Levee Zone X
- OTHER AREAS

Area of Minimal Flood Hazard Zone X

Area of Undetermined Flood Hazard Zone D

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

*** HIGH FLOOD RISK** - areas with a 1% annual chance or greater of flooding, also referred to as base flood zones or 100-year flood zones. Classified as Special Flood Hazard Areas (SFHAs) by FEMA. **MODERATE FLOOD RISK** - areas in between the limits of the 1% annual and the 0.2% annual (or 500-year) flood zones. **MINIMAL FLOOD RISK** - areas that are above the 500-year flood zones. **UNDETERMINED FLOOD RISK** - areas where flood analysis has not been conducted.

Source: FEMA National Flood Hazard Layer

All fields

97 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
<div>X</div>	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	96.91	100.0%
			96.91	