

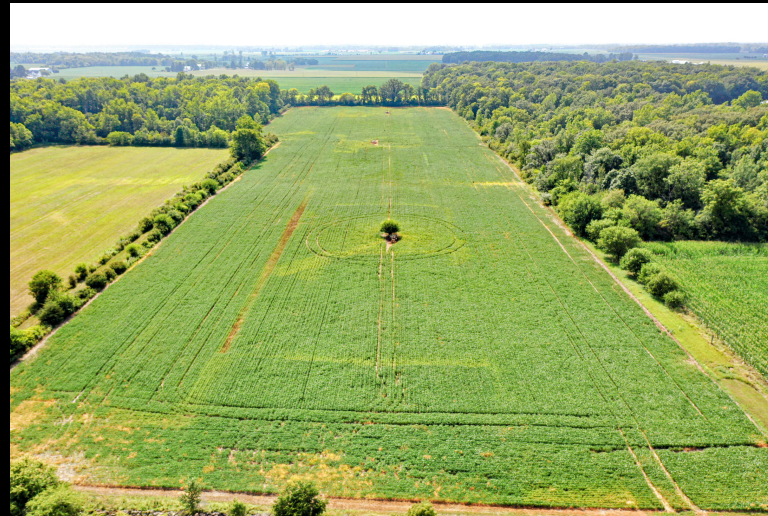
Washington TWP.
Sandusky County, OH

Bonnigson
& Associates

Real Estate Sales ■ Auction Services

1 Tract w/
83.5 +/- Acres

Roberts Farmland Auction



**Live
&
Webcast**

Roberts Farmland Auction

AUCTION LOCATION:

Gibsonburg Legion
300 S. Main St. Gibsonburg, OH

LIVE/WEBCAST Nov. 19th @ 6:07pm



PROPERTY LOCATION: 3811 CR 55 W, Helena, Oh.
From Helena take US-RT 6 east to CR 74, then north
to CR 55, Turn right/east to auction

Watch For Signs!



SCAN ME



Bonnigson



BonnigsonA



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Property Previews:
November 6th 4-5p



Bonnigson.com
info@bonnigson.com

Bonnigson
& Associates



Roberts Farmland Auction



TRACT: 83.5+/- Acres farmland – FSA 79.66 +/- acres. There is frontage on CR 55. There is a drive going to the homestead site with a 40x64 pole barn and livestock barn with lean to. This tract does have a current oil lease. The soils in this parcel are mostly DuB – Dunbridge sandy loam, MS - Millsdale – silty clay loam, HaB - Haskins sandy loam, BaB – Belmore loam & minimal ChB - Castalia. Gibsonburg School District.

TAX & LEGAL: Sandusky Co. Parcel # 20-32-00-0004-00. Taxes are \$ \$1,253.51 year.

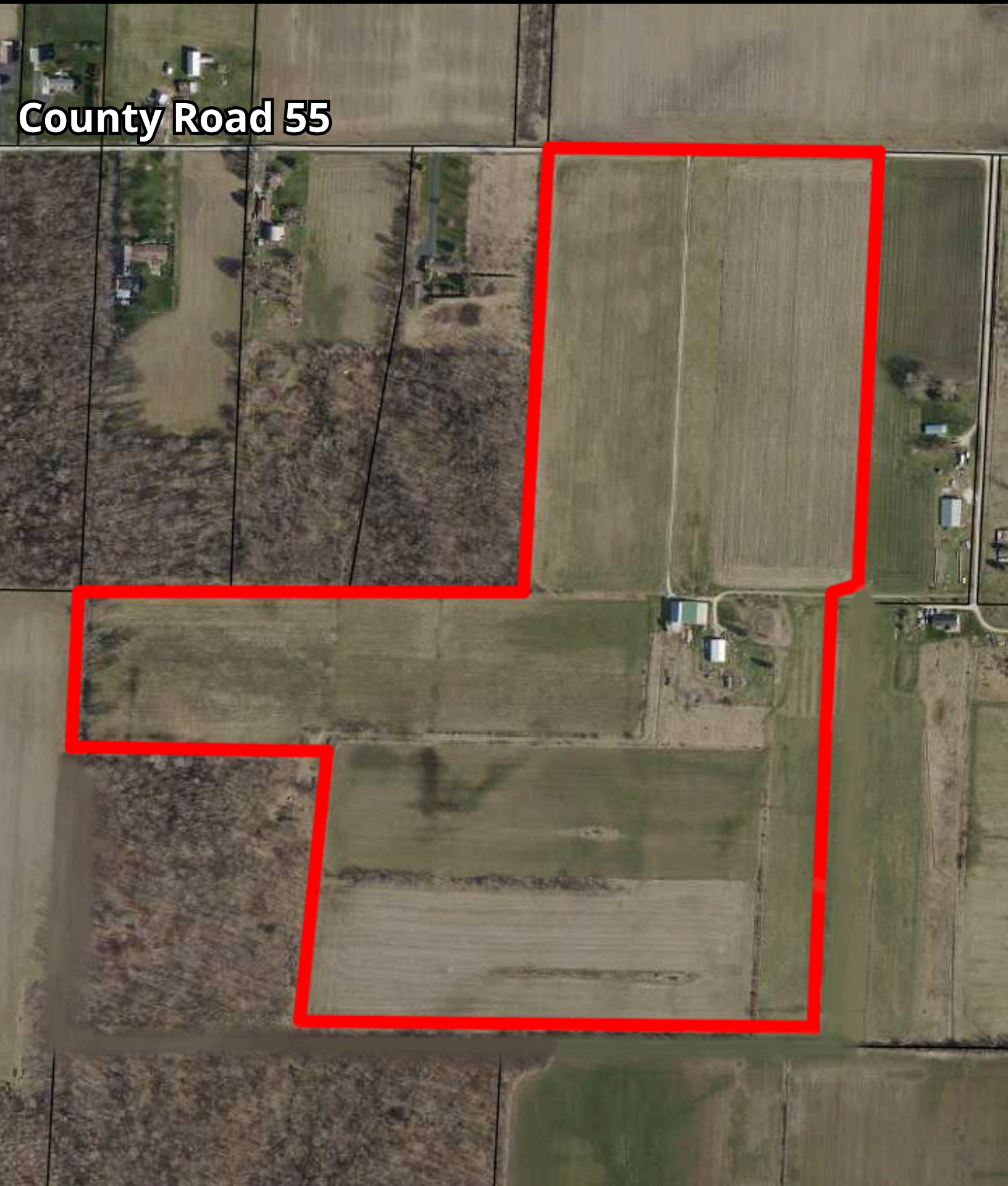
REAL ESTATE TERMS: A 3% Buyer's Premium will be added to the high bid price to determine the final contract price. A non-refundable down payment of \$25,000 is required at the close of auction; The payment is to be made by cash or check, with a balance paid in full at closing within 45 days or sooner 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, Inc. is an agent for the Seller.

Owner: Estella M. Roberts Estate

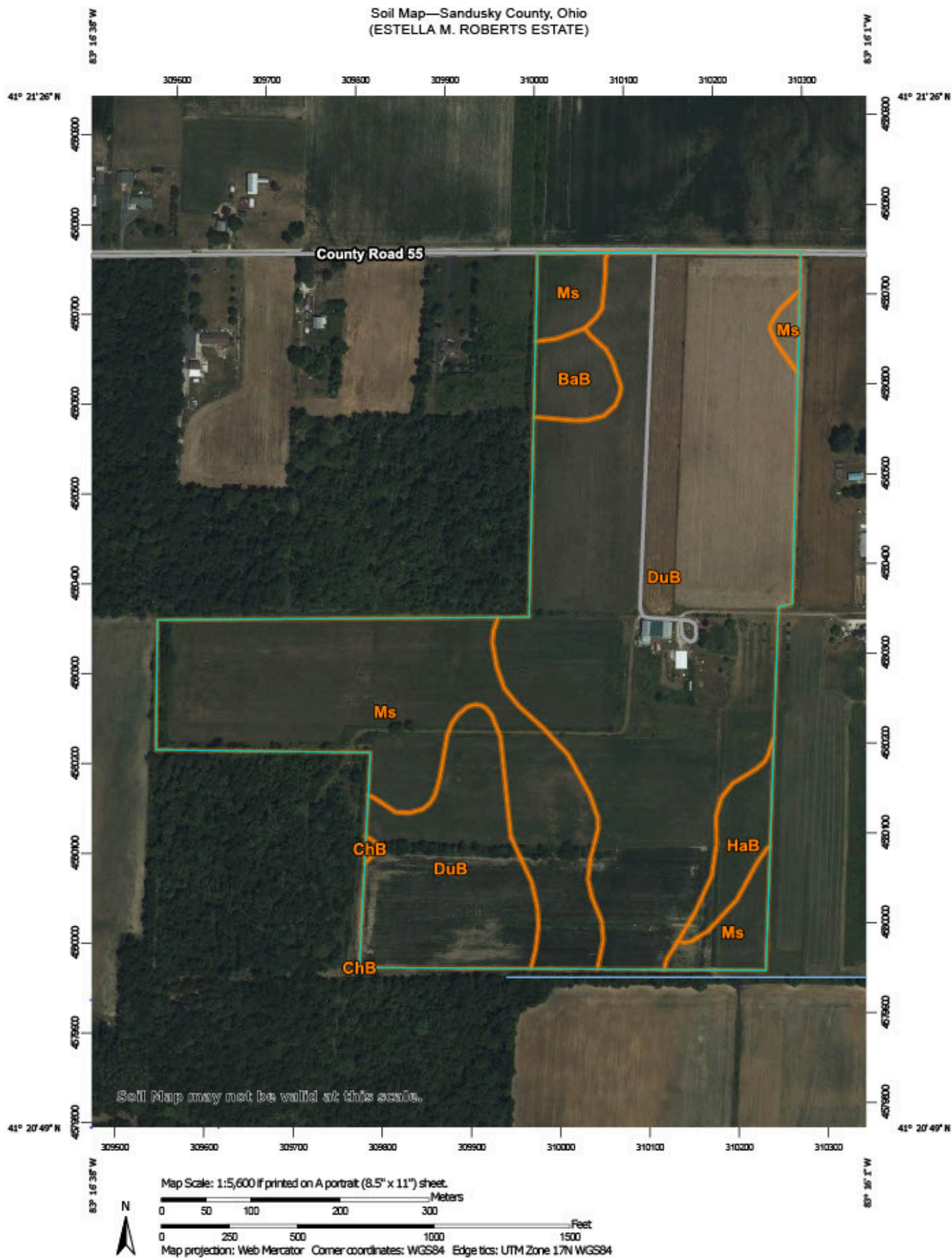
Auctioneers: Ken Bonnigson, CAI, Ken Bonnigson, Jr., Dean A. Smith

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County Road 55



Roberts Farmland Auction



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BaB	Belmore loam, 2 to 6 percent slopes	2.0	2.4%
ChB	Castalia very stony loam, 1 to 6 percent slopes	0.1	0.1%
DuB	Dunbridge sandy loam, 1 to 4 percent slopes	54.3	65.9%
HaB	Haskins sandy loam, 1 to 4 percent slopes	2.2	2.7%
Ms	Millsdale silty clay loam	23.9	29.0%
Totals for Area of Interest		82.5	100.0%

MAP LEGEND

 Area of Interest (AOI)	 Spoil Area
 Area of Interest (AOI)	 Stony Spot
Soils	 Very Stony Spot
 Soil Map Unit Polygons	 Wet Spot
 Soil Map Unit Lines	 Other
 Soil Map Unit Points	 Special Line Features
Special Point Features	Water Features
 Blowout	 Streams and Canals
 Borrow Pit	Transportation
 Clay Spot	 Rails
 Closed Depression	 Interstate Highways
 Gravel Pit	 US Routes
 Gravelly Spot	 Major Roads
 Landfill	 Local Roads
 Lava Flow	 Background
 Marsh or swamp	 Aerial Photography
 Mine or Quarry	
 Miscellaneous Water	
 Perennial Water	
 Rock Outcrop	
 Saline Spot	
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodic Spot	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Sandusky County, Ohio
Survey Area Data: Version 18, Sep 11, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 4, 2020—Jul 5, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Roberts Farmland Auction



Sandusky County, Ohio

2024 Program Year

Farm 5718

Quinshan Rd Co Rd 55 Co Rd 55

Tract 32261

Sandusky County
Farm Service Agency
2000 Countryside Drive
Fremont, Ohio 43420
419-334-6330 Ext 2

Producer & Shares

NOTES

- Common Land Unit

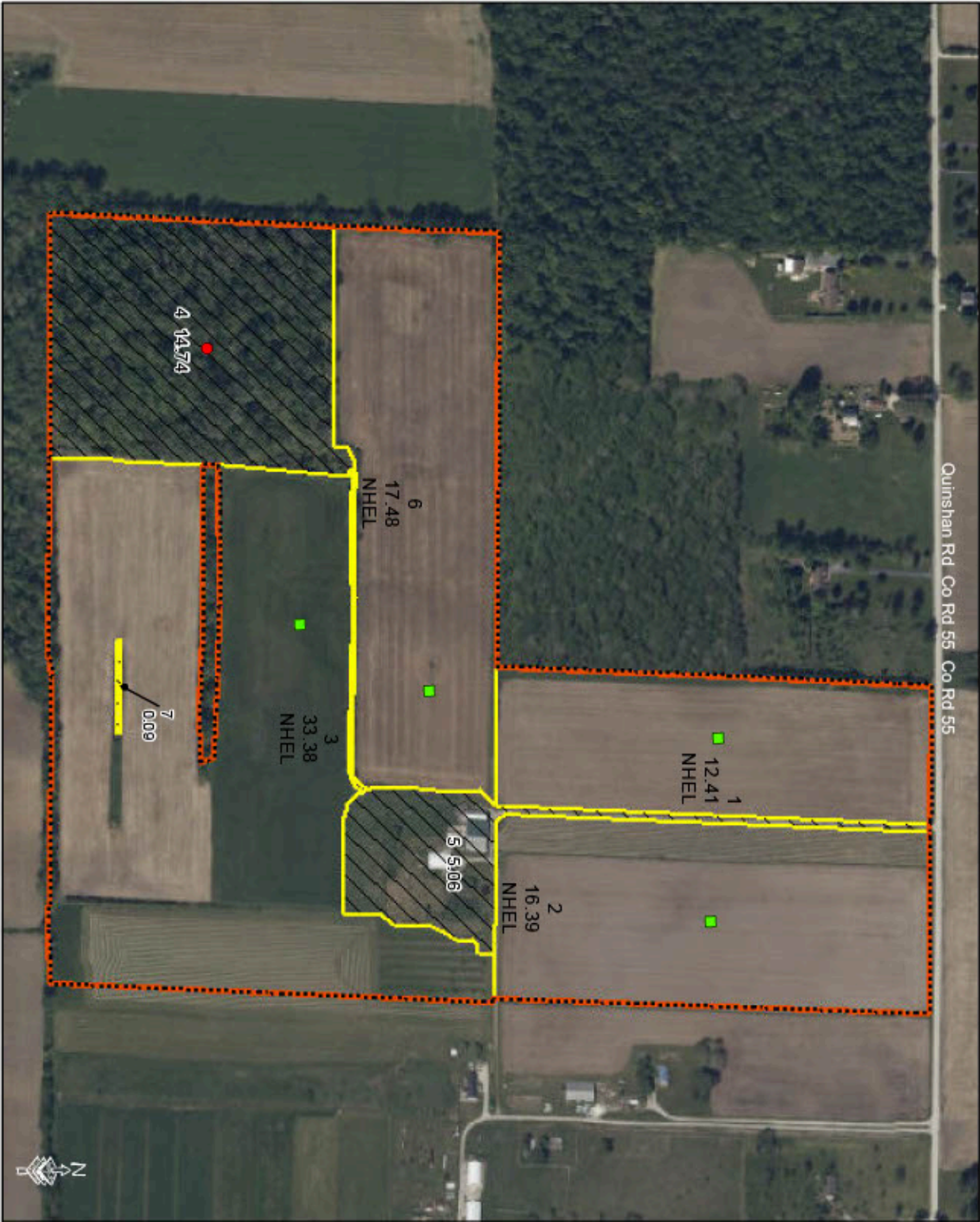
Non-Cropland

Cropland

CRP
-
- Tract Boundary

Wetland Determination Identifiers

Restricted Use

Limited Restrictions

Crops are non-irrigated, intended use is grain, and types are YEL (corn), COM (soybeans), and SRW (wheat), unless otherwise noted.

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 CPX-020 and attached maps for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

Map Created April 23, 2024

Roberts Farmland Auction

OHIO
SANDUSKY
Form: FSA-156EZ



FARM : 5718
Prepared : 7/3/24 10:54 AM CST
Crop Year : 2024

Tract Number	: 32261
Description	: F5/1A
FSA Physical Location	: OHIO/SANDUSKY
ANSI Physical Location	: OHIO/SANDUSKY
BIA Unit Range Number	:
HEL Status	: NHEL: No agricultural commodity planted on undetermined fields
Wetland Status	: Tract contains a wetland or farmed wetland
WL Violations	: None
Owners	: ESTELLA M ROBERTS
Other Producers	:
Recon ID	: None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
99.55	79.66	79.66	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	79.66	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	14.20	0.00	108
Soybeans	4.68	0.00	41
TOTAL	18.88	0.00	

NOTES