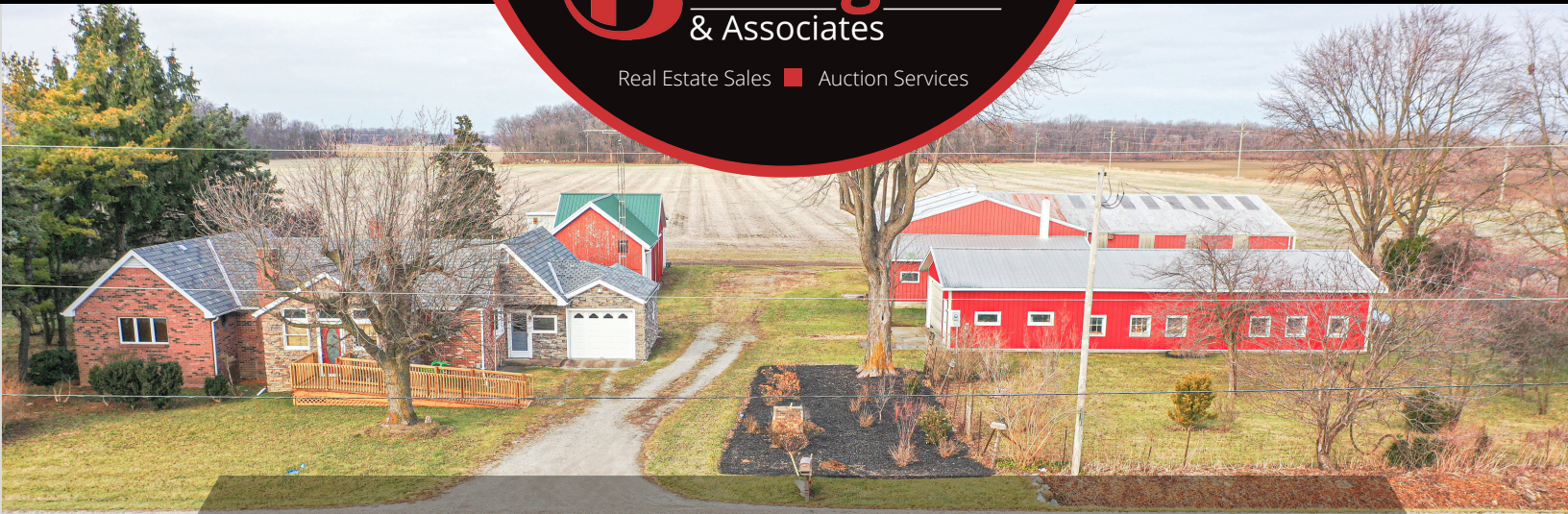


Groton TWP.  
Erie County, OH

**Bonnigson**  
& Associates

Real Estate Sales ■ Auction Services

4 Tracts w/  
182 +/- Acres



## Stacy Farms Real Estate Auction



Live  
&  
Webcast

## Stacy Farms Real Estate Auction

### AUCTION LOCATION:

Bellevue VFW

6104 US-20 Bellevue, OH 44811

**LIVE & WEBCAST Jan. 28th @ 6:07pm**



**PROPERTY LOCATION:** 10405 STRECKER RD, BELLEVUE, OH.

From Bellevue take OH-RT 269 north 3.9 miles from US-RT 20 to Strecker Rd, turn east/right, go 1.4 miles to the property on the north side. Tract # south of the home & Bragg Rd. Tract #5 Magill Rd. & Mason Rd. **Watch for signs!**



SCAN ME



Bonnigson



BonnigsonA



BonnigsonAssociates



Bonnigson & Associates

## Property Preview:

January 11th · 10a-12p

January 16th · 3p-5p



Bonnigson.com

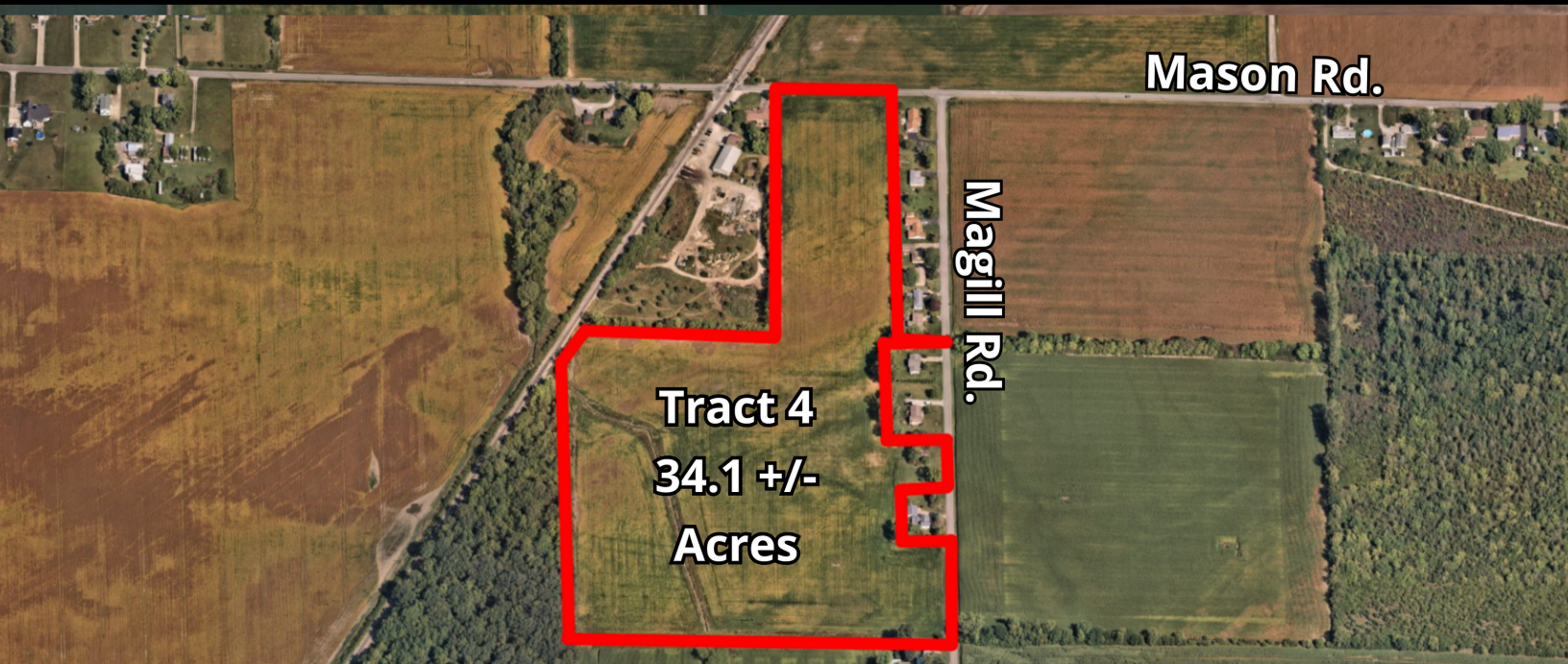
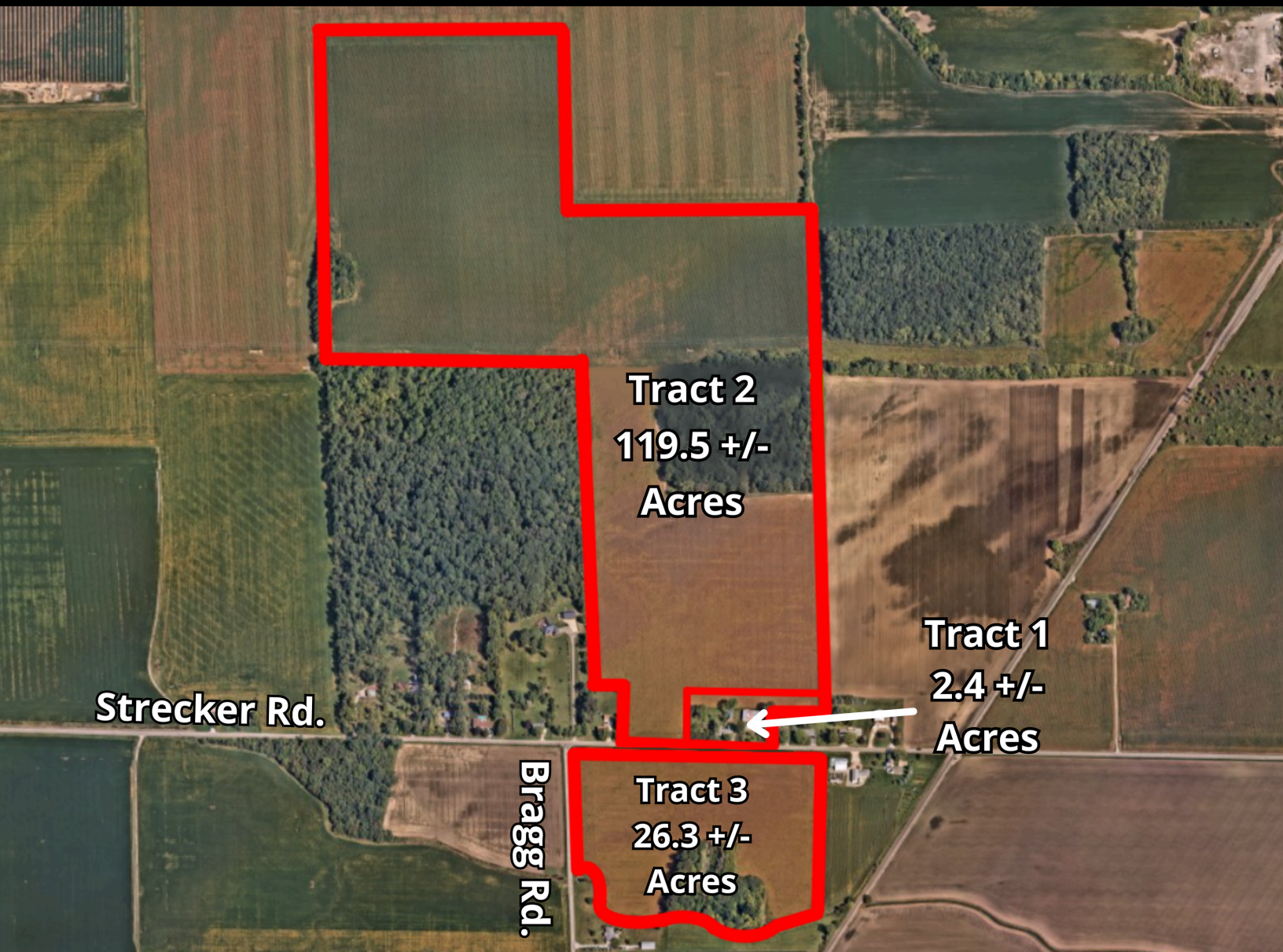
info@bonnigson.com

**Bonnigson**  
& Associates





# ***Stacy Farms Real Estate Auction***



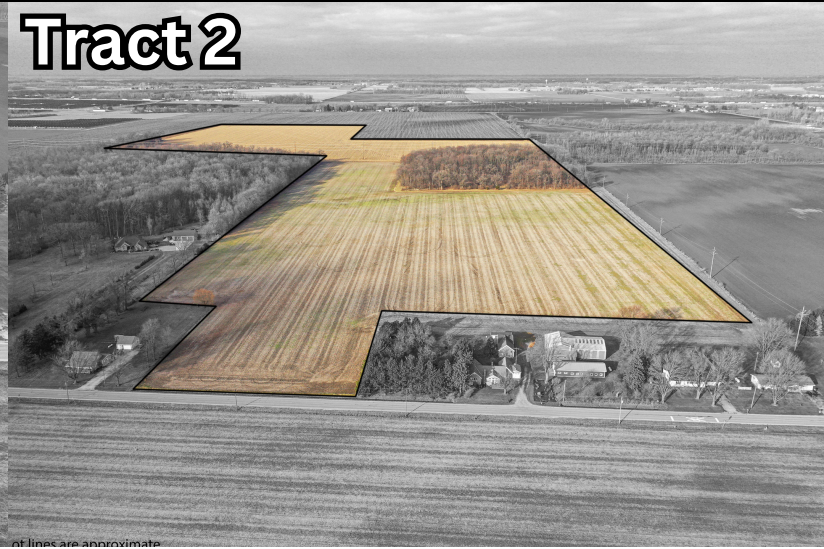


# ***Stacy Farms Real Estate Auction***

## **Tract 1**



## **Tract 2**



**TRACT #1: 2.4+/- Acres with a 1 story house & outbuildings with frontage on Strecker Rd. This home is a brick/stone 2,001 Sq. Ft. single-story house with 3 Bedrooms, 2 Bathrooms and 3 seasons room. There was a new furnace and A/C unit installed last year. The outbuildings consist of a shop w/overhead door & storage room, (2) other large storage bays w/overhead doors for that building. Pole barn storage/garage 24x64 w/overhead door and other storage buildings w/overhead doors. The barns have metal siding.**

**TRACT #2: 119.5+/- Acres farmland mostly all tillable with woods and frontage on Strecker Rd. FSA 105+/- acres cropland. This tract contains 14+/- acres of woodland. The soils in this tract are Pewamo Silty Clay Loam, Milton Silt Loam, Bennington Silt Loam, Randolph Silt Loam, Joliet Silt Loam, and some Millsdale Silty Clay Loam.**

***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!***

**TAX & LEGAL:** Tract #1-Part of Erie Co. parcel #26-00193.000, Tract #2-Part of Erie Co. parcel #26-00193.000, parcel #27-00218.000 and parcel #27-00312.000, Tract #3-. Erie Co. parcel #26-00116.001, taxes are \$654.20 Annually; Tract #4- Erie Co. parcel #27-00217.000, taxes are \$1,024.62 Annually. Schools - Tracts 1, 2 & 3 are Bellevue CSD and Tract #4 is Margareta LSD.

**REAL ESTATE TERMS:** A 3% 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 \$10,000 for Tract #1, \$40,000 for Tract #2, 10,000 for Tract #3, and \$10,000 for Tract 4. 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: Stacy Farms - Wendt Beneficiaries**

**Auctioneers: Ken Bonnigson, CAI, Ken Bonnigson, Jr.**



# ***Stacy Farms Real Estate Auction***

**Tract 3**



**Tract 4**



**TRACT #3: 26.3+/- Acres farmland and woods with frontage on Strecker Rd. FSA 20.6+/- acres cropland. This tract contains 2.6+/- acres of woodland. The soils in this tract are Randolph Silt Loam and Pewamo Silty Clay Loam.**

**TRACT #4: 34.12+/- Acres farmland with frontage on Magill Rd. And Mason Rd. FSA 33.4+/- acres cropland. The soils in this tract are Millsdale Silty Clay Loam, Dunbridge Loamy Sand, Spinks Loamy Fine Sand, Castalia Very Channery Loam, and Pewamo Silty Clay Loam.**

***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!***

**TAX & LEGAL:** Tract #1-Part of Erie Co. parcel #26-00193.000, Tract #2-Part of Erie Co. parcel #26-00193.000, parcel #27-00218.000 and parcel #27-00312.000, Tract #3-. Erie Co. parcel #26-00116.001, taxes are \$654.20 Annually; Tract #4- Erie Co. parcel #27-00217.000, taxes are \$1,024.62 Annually. Schools - Tracts 1,2 & 3 are Bellevue CSD and Tract #4 is Margaretta LSD.

**REAL ESTATE TERMS:** A 3% 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 \$10,000 for Tract #1, \$40,000 for Tract #2, 10,000 for Tract #3, and \$10,000 for Tract 4. 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: Stacy Farms - Wendt Beneficiaries**

**Auctioneers: Ken Bonnigson, CAI, Ken Bonnigson, Jr.**



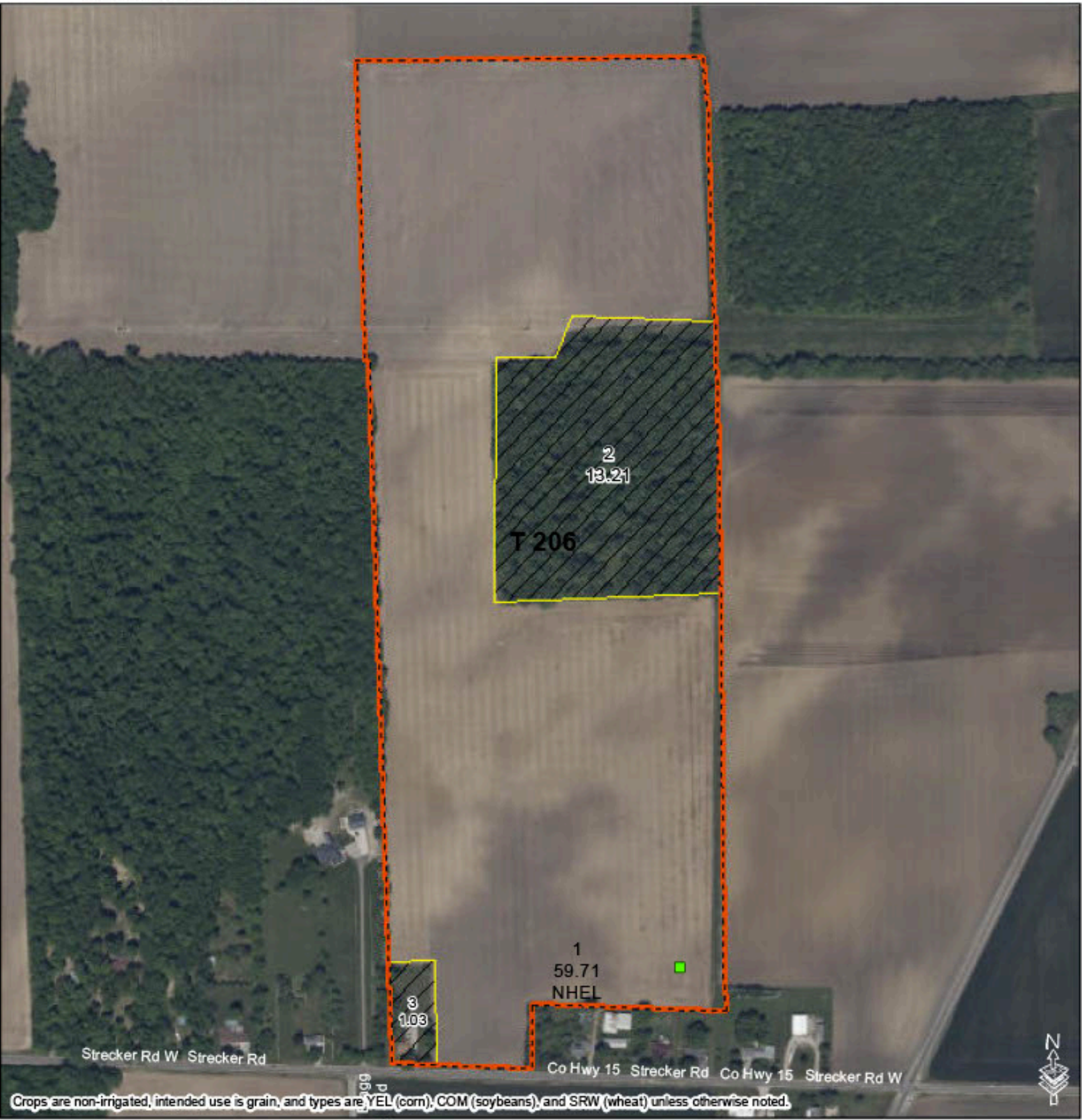
# Stacy Farms Real Estate Auction



**Erie County, Ohio**  
8 Fair Rd  
Norwalk, Ohio 44857  
419-668-4113 (p) 855-841-6791 (f)

2025 Program Year

Farm **3041**  
Tract **206**



## Common Land Unit

Non-Cropland CRP  
Cropland Tract Boundary

1:5,020

## NOTES:



# Stacy Farms Real Estate Auction



**Erie County, Ohio**

8 Fair Rd

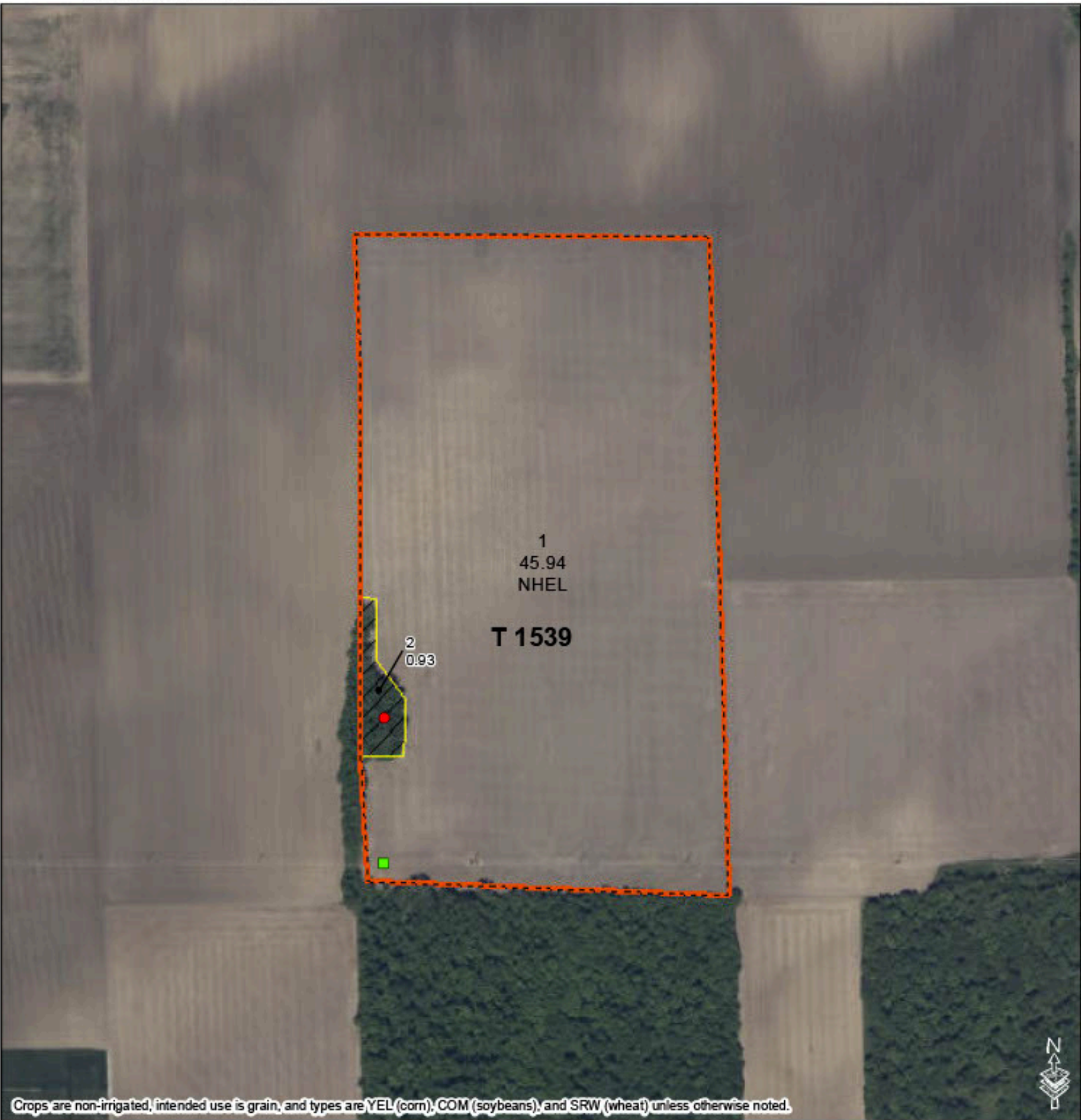
Norwalk, Ohio 44857

419-668-4113 (p) 855-841-6791 (f)

2025 Program Year

Farm **3041**

Tract **1539**



## Common Land Unit

Non-Cropland  
Cropland  
CRP  
Tract Boundary

NOTES:



# Stacy Farms Real Estate Auction



**Erie County, Ohio**

8 Fair Rd

Norwalk, Ohio 44857

419-668-4113 (p) 855-841-6791 (f)

2025 Program Year

Farm **4839**

Tract **9508**



## Common Land Unit

- |              |                |
|--------------|----------------|
| Non-Cropland | CRP            |
| Cropland     | Tract Boundary |

1:4,800

NOTES:



# Stacy Farms Real Estate Auction



**Erie County, Ohio**

8 Fair Rd

Norwalk, Ohio 44857

419-668-4113 (p) 855-841-6791 (f)

2025 Program Year

Farm **3041**

Tract **207**



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

## Common Land Unit

- |              |                |
|--------------|----------------|
| Non-Cropland | CRP            |
| Cropland     | Tract Boundary |

1:4,800

NOTES:



# Stacy Farms Real Estate Auction

OHIO  
ERIE

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 3041  
Prepared : 11/22/24 11:48 AM CST  
Crop Year : 2025

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

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
155.73	139.12	139.12	0.00	0.00	0.00	0.00	0.0	Active	3
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	139.12		0.00		0.00	0.00	0.00	0.00

### Crop Election Choice

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

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	12.30	0.00	45	
Corn	72.80	0.00	122	
Soybeans	45.00	0.00	25	
TOTAL	130.10	0.00		

### NOTES

Tract Number : 206

Description : D5 3  
FSA Physical Location : OHIO/ERIE  
ANSI Physical Location : OHIO/ERIE  
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 :  
Other Producers :  
Recon ID : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
73.95	59.71	59.71	0.00	0.00	0.00	0.00	0.0



# Stacy Farms Real Estate Auction

OHIO  
ERIE  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 3041

Prepared : 11/22/24 11:46 AM CST

Crop Year : 2025

### Tract 206 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	59.71	0.00	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	6.90	0.00	45
Corn	28.90	0.00	122
Soybeans	21.30	0.00	25

**TOTAL** 57.10 0.00

### NOTES

**Tract Number** : 207

**Description** : E4 3  
**FSA Physical Location** : OHIO/ERIE  
**ANSI Physical Location** : OHIO/ERIE  
**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** :  
**Other Producers** :  
**Recon ID** : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
34.91	33.47	33.47	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	33.47	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	21.00	0.00	122
Soybeans	6.70	0.00	25

**TOTAL** 27.70 0.00

### NOTES



# Stacy Farms Real Estate Auction

OHIO  
ERIE  
Form: FSA-156EZ



## Abbreviated 156 Farm Record

FARM : 3041  
Prepared : 11/22/24 11:48 AM CST  
Crop Year : 2025

Tract Number : 1539

Description : D5 3  
FSA Physical Location : OHIO/ERIE  
ANSI Physical Location : OHIO/ERIE  
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 :  
Other Producers :  
Recon ID : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
48.87	45.94	45.94	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	45.94	0.00	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	5.40	0.00	45
Corn	22.90	0.00	122
Soybeans	17.00	0.00	25
<b>TOTAL</b>	<b>45.30</b>	<b>0.00</b>	

### 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.

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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](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) 632-0002. 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. 20250-0410; (2) fax: (202) 690-7442; or (3) e-mail: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.



# Stacy Farms Real Estate Auction

OHIO  
ERIE  
Form: FSA-156EZ  
See Page 2 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 4839  
Prepared : 11/22/24 11:49 AM CST  
Crop Year : 2025

Operator Name :  
CRP Contract Number(s) : None  
Recon ID : 39-043-2019-66  
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
25.16	20.63	20.63	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	20.63		0.00		0.00	0.00	0.00	0.00

### Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	4.83	0.00	162	
Soybeans	4.83	0.00	43	
<b>TOTAL</b>	<b>9.66</b>	<b>0.00</b>		

### NOTES

Tract Number : 9508

Description :  
FSA Physical Location : OHIO/ERIE  
ANSI Physical Location : OHIO/ERIE  
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 :  
Other Producers :  
Recon ID : 39-043-2017-6

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
25.16	20.63	20.63	0.00	0.00	0.00	0.00	0.0



# Stacy Farms Real Estate Auction

OHIO  
ERIE  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 4839  
Prepared : 11/22/24 11:49 AM CST  
Crop Year : 2025

### Tract 9508 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	20.63	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	4.83	0.00	162
Soybeans	4.83	0.00	43
<b>TOTAL</b>	<b>9.66</b>	<b>0.00</b>	

### NOTES

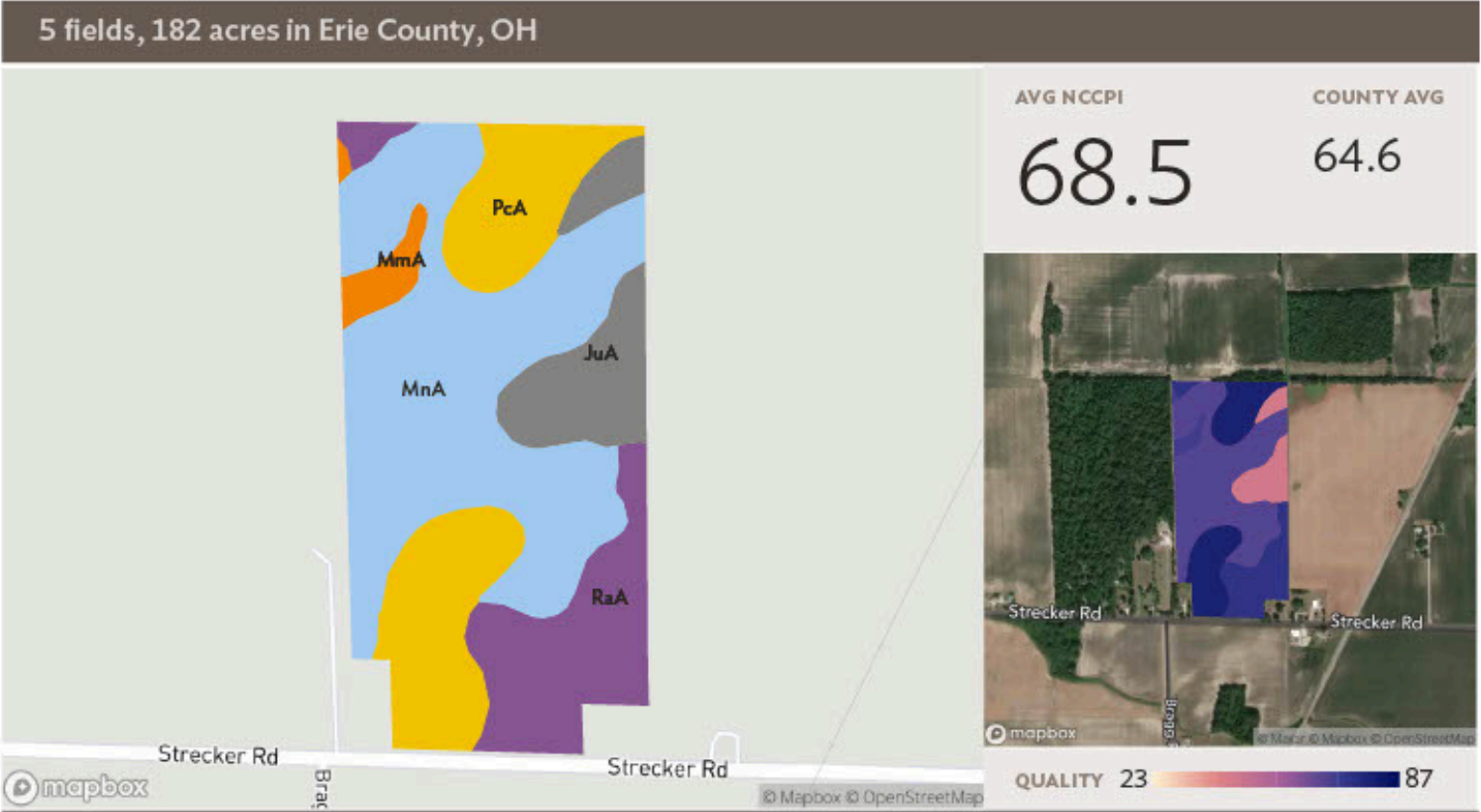
In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national 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.

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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](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) 632-9902. 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](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.



# Stacy Farms Real Estate Auction



Source: NRCS Soil Survey

## Field 1

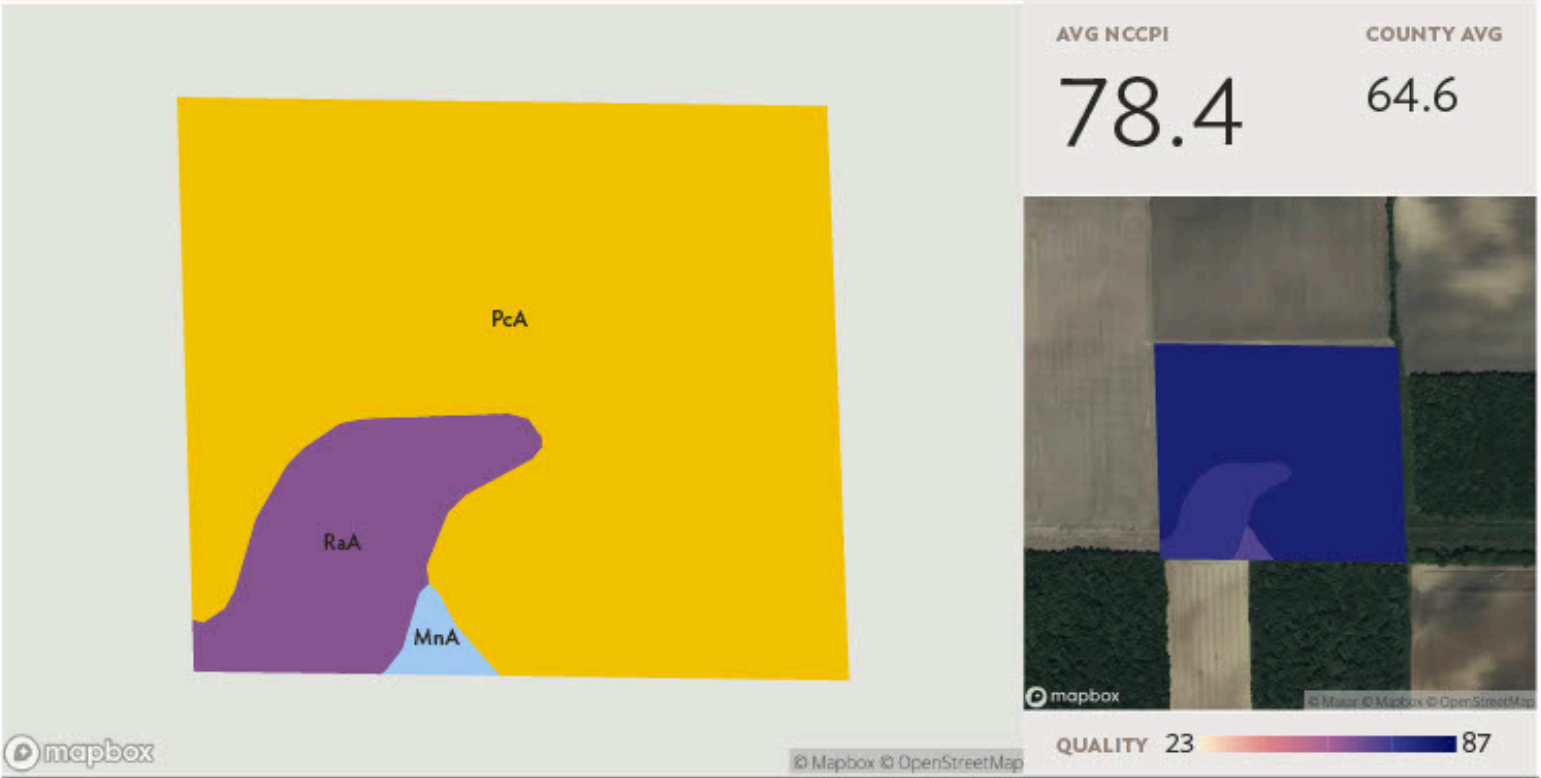
49 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
MnA	Milton silt loam, 0 to 2 percent slopes	23.00	46.6%	2	67.2
PcA	Pewamo silty clay loam, 0 to 1 percent slopes	11.23	22.8%	2	79.4
RaA	Randolph silt loam, 0 to 2 percent slopes	8.24	16.7%	3	73.5
JuA	Joliet silt loam, 0 to 1 percent slopes	5.53	11.2%	4	43.5
MmA	Millsdale silty clay loam, 0 to 1 percent slopes	1.34	2.7%	3	70.1
49.33					68.5



# Stacy Farms Real Estate Auction

5 fields, 182 acres in Erie County, OH



## Field 3

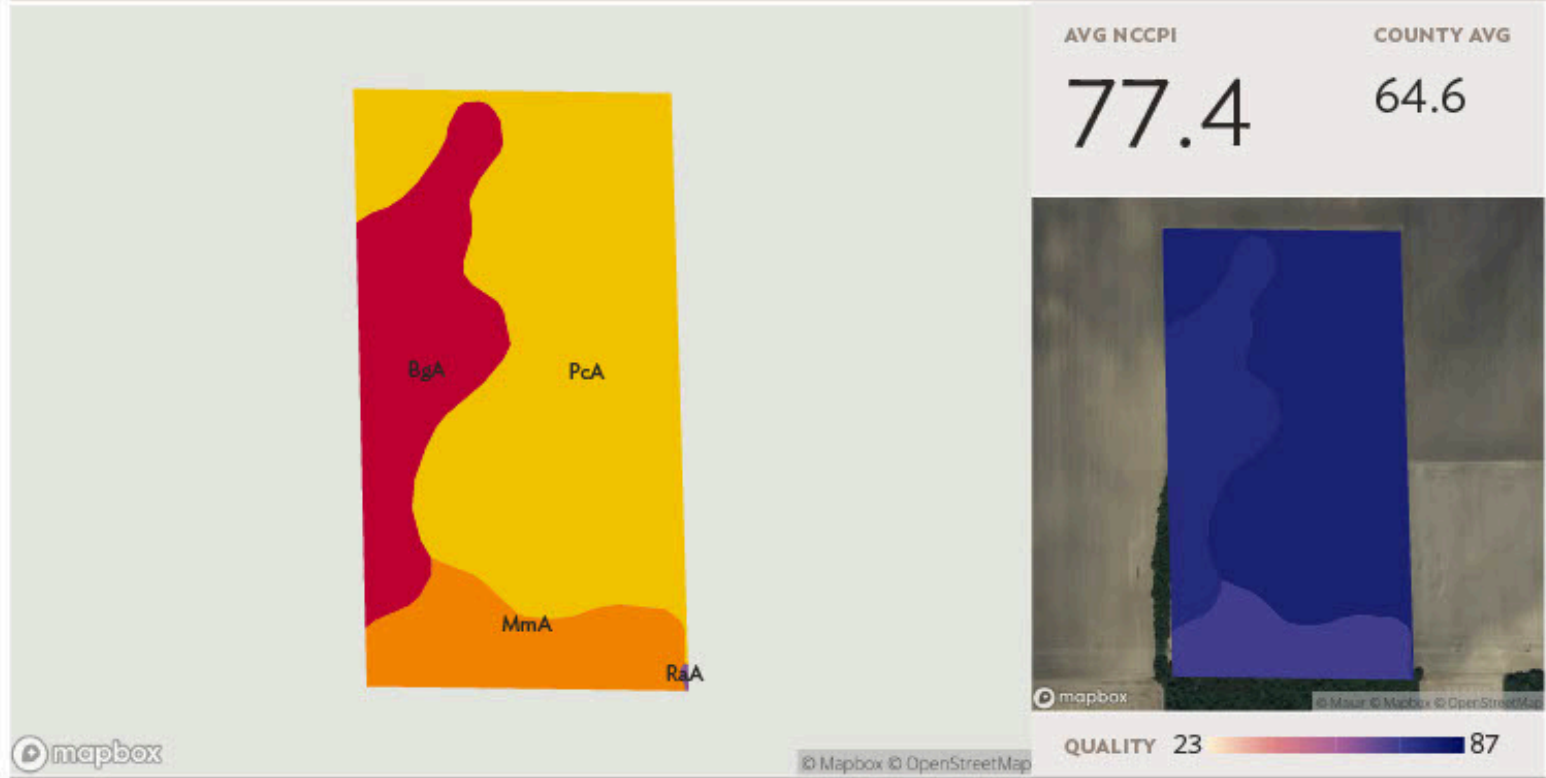
Source: NRCS Soil Survey

23 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
PcA	Pewamo silty clay loam, 0 to 1 percent slopes	19.86	84.8%	2	79.4
RaA	Randolph silt loam, 0 to 2 percent slopes	3.26	13.9%	3	73.5
MnA	Milton silt loam, 0 to 2 percent slopes	0.32	1.3%	2	67.2
23.43					78.4

# Stacy Farms Real Estate Auction

5 fields, 182 acres in Erie County, OH



## Field 4

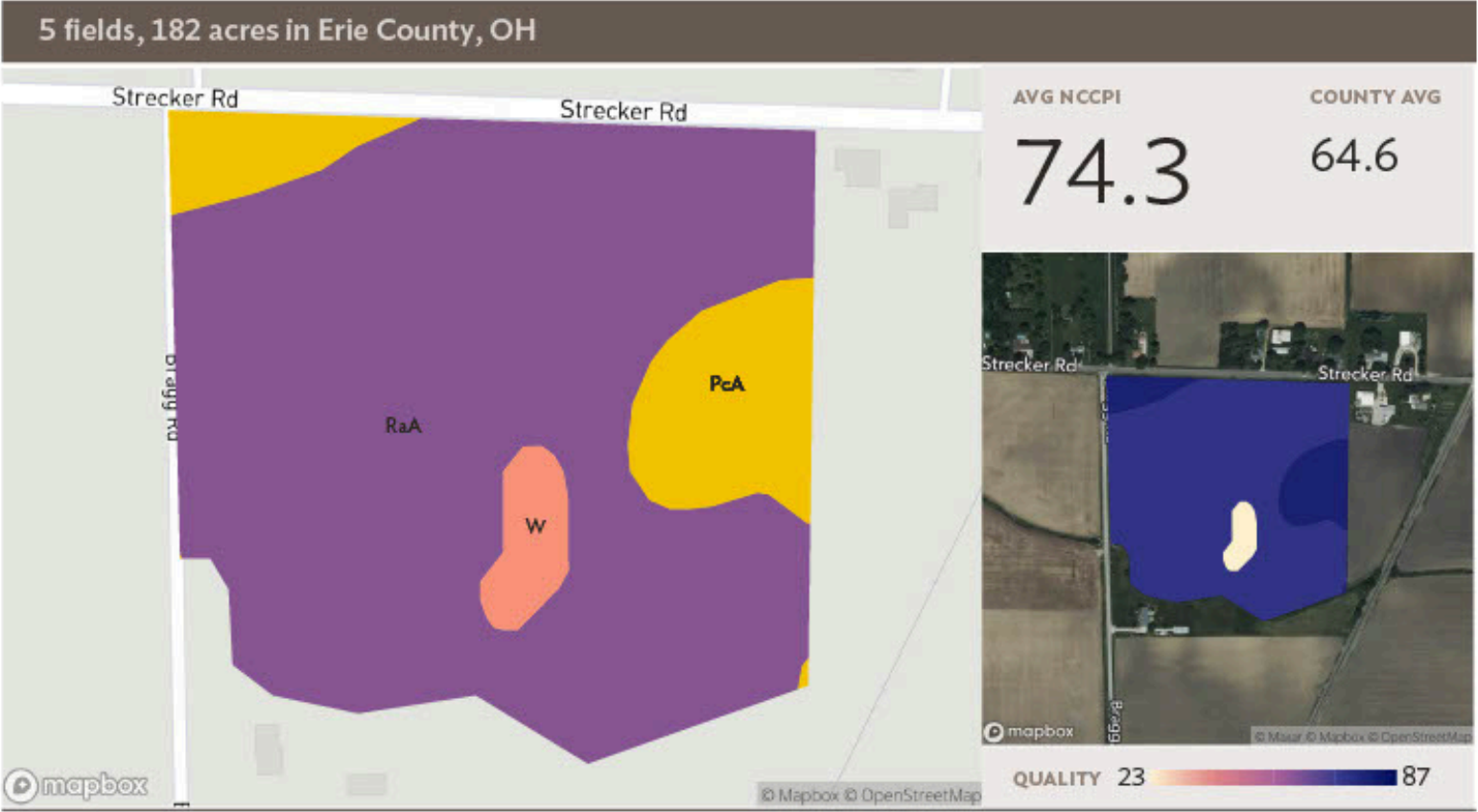
48 ac.

Source: NRCS Soil Survey

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
<div><div></div></div> PcA	Pewamo silty clay loam, 0 to 1 percent slopes	29.99	62.7%	2	79.4
<div><div></div></div> BgA	Bennington silt loam, 0 to 2 percent slopes	10.97	22.9%	2	76.5
<div><div></div></div> MmA	Millsdale silty clay loam, 0 to 1 percent slopes	6.81	14.2%	3	70.1
<div><div></div></div> RaA	Randolph silt loam, 0 to 2 percent slopes	0.04	0.1%	3	73.5
47.79					77.4



# Stacy Farms Real Estate Auction



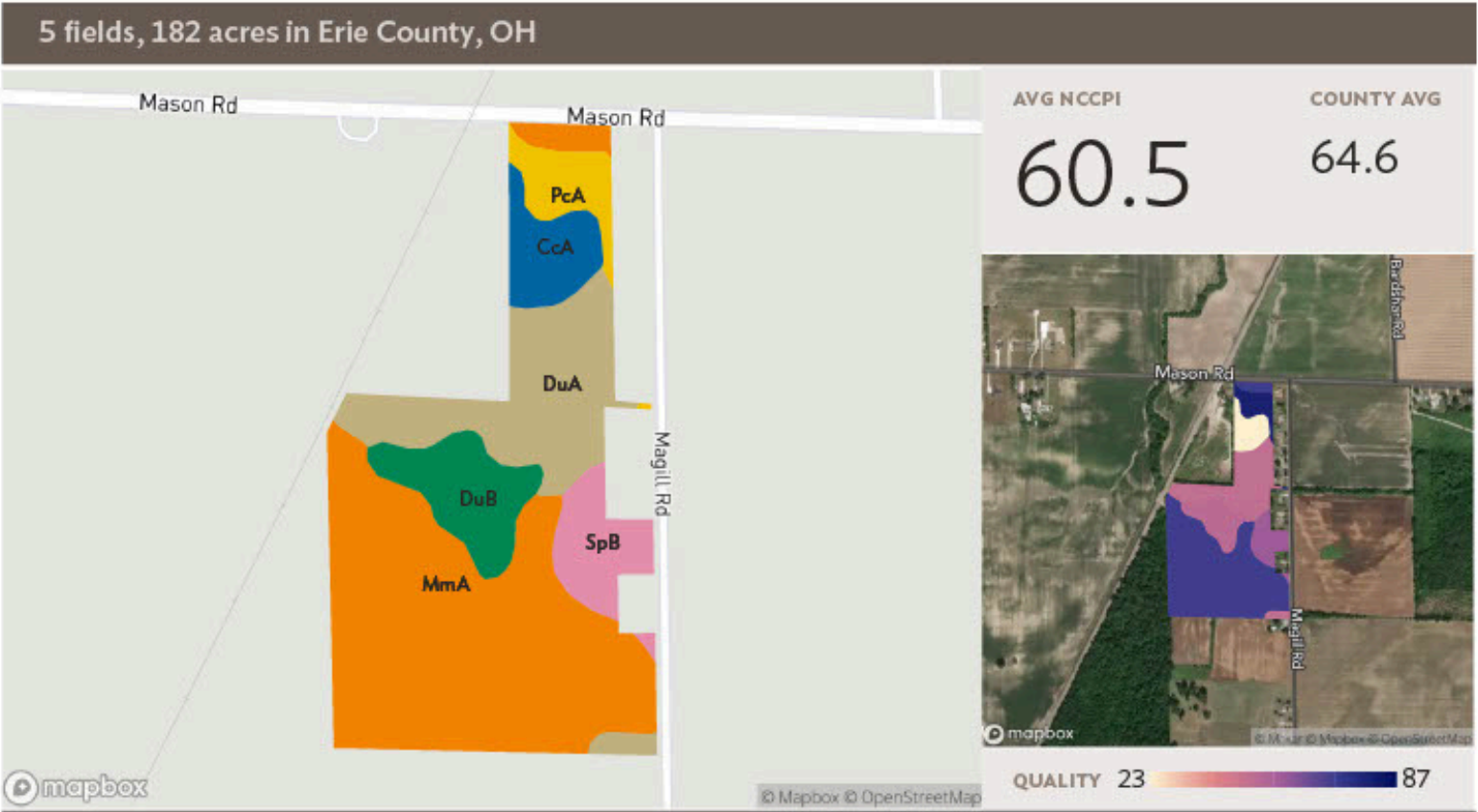
Source: NRCS Soil Survey

## Field 2

25 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
RaA	Randolph silt loam, 0 to 2 percent slopes	21.11	83.7%	3	73.5
PcA	Pewamo silty clay loam, 0 to 1 percent slopes	3.35	13.3%	2	79.4
W	Water	0.76	3.0%		N/A
		24.46	97.0%		74.3

# Stacy Farms Real Estate Auction



Source: NRCS Soil Survey

## Field 5

37 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
MmA	Millsdale silty clay loam, 0 to 1 percent slopes	19.05	51.9%	3	70.1
DuA	Dunbridge loamy sand, 0 to 2 percent slopes	7.56	20.6%	3	48.4
DuB	Dunbridge loamy sand, 2 to 6 percent slopes	3.36	9.2%	3	50.4
SpB	Spinks loamy fine sand, 0 to 6 percent slopes	2.62	7.1%	3	57.1
CcA	Castalia very channery loam, 0 to 2 percent slopes	2.24	6.1%	3	22.7
PcA	Pewamo silty clay loam, 0 to 1 percent slopes	1.88	5.1%	2	79.4
36.71					60.5



# Stacy Farms Real Estate Auction

5 fields, 182 acres in Erie 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

## Field 1

49 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
<div><div></div>X</div>	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	49.33	100.0%
			49.33	

# Stacy Farms Real Estate Auction

5 fields, 182 acres in Erie 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.

## Field 3

Source: FEMA National Flood Hazard Layer

23 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
<div></div> X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	23.43	100.0%
			23.43	



# Stacy Farms Real Estate Auction

5 fields, 182 acres in Erie 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

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Source: FEMA National Flood Hazard Layer

## Field 4

48 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
<div><div></div>X</div>	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	47.79	100.0%
			47.79	

# Stacy Farms Real Estate Auction

5 fields, 182 acres in Erie 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

## Field 2

25 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	20.73	82.2%
A	HIGH	N/A	4.49	17.8%
			25.22	



# Stacy Farms Real Estate Auction

5 fields, 182 acres in Erie 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

## Field 5

37 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
<div></div> X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	36.71	100.0%
			36.71	