

Seneca County, OH
Huron County, OH

Bonnigson
& Associates

Real Estate Sales ■ Auction Services

2 Tracts w/
155 +/- Acres

McConnell Farms Real Estate Auction

Live
&
Webcast

McConnell Farms Real Estate Auction

AUCTION LOCATION:

Bismark Senior & Community Center
5582 Bismark Rd. Bellevue, OH 44811

LIVE & WEBCAST March 11th @ 6:07pm

PROPERTY LOCATION: Tract #1 - E Co Rd 32, BELLEVUE, OH.
From Bellevue take OH-RT 269 south 4.3 miles from US-RT 20 to E
Co Rd 32, turn west/right, go 1.8 miles to the property west of the
RxR on the south side. Tract #2 – take OH-RT 269 south 6.6 miles
past the Sorrowful Mother Shrine between OH-269 & OH-4.



SCAN ME



Bonnigson



BonnigsonA



BonnigsonAssociates



Bonnigson & Associates

Property Preview:
February 27th
4p-5p



Bonnigson.com

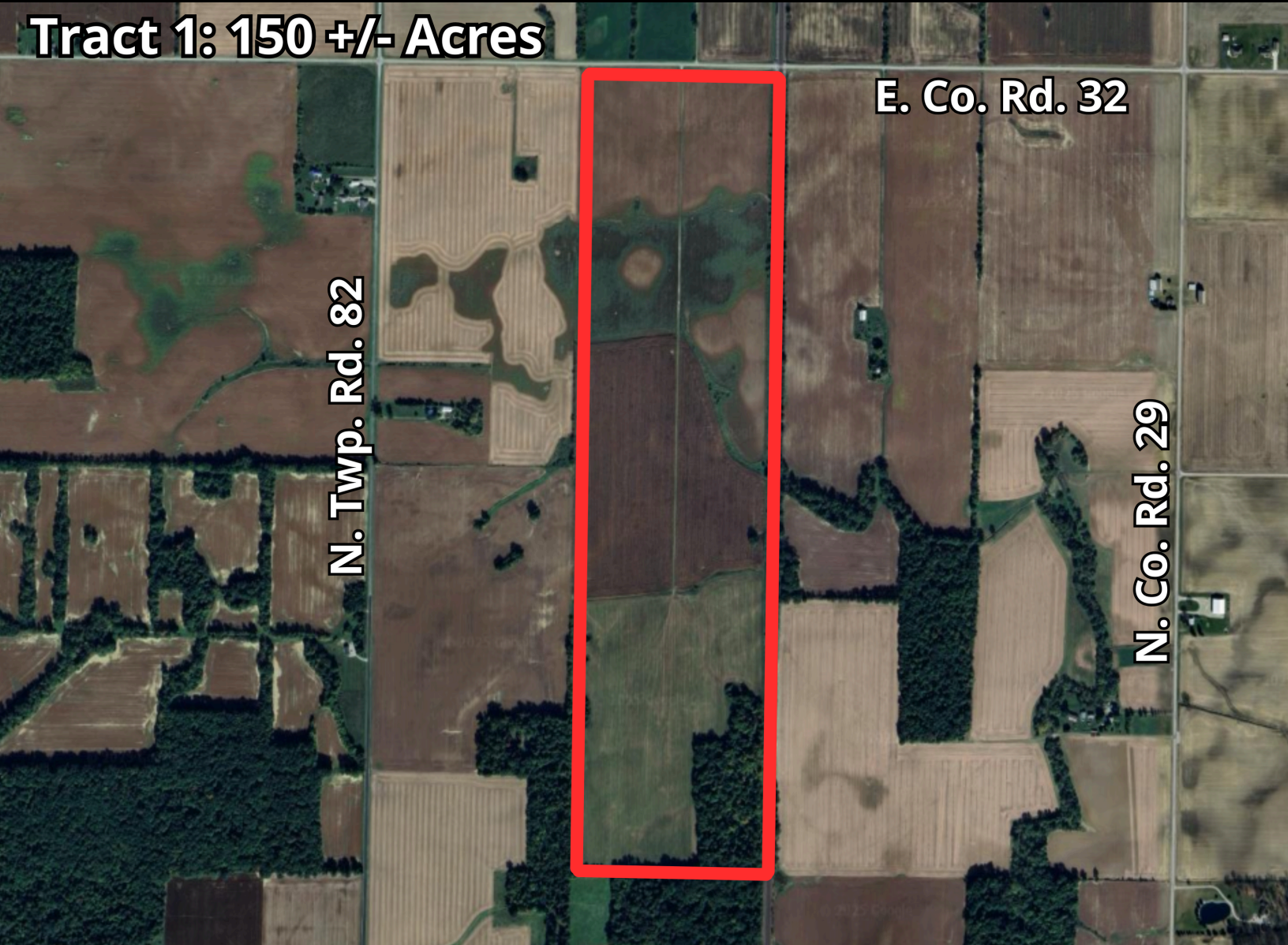
info@bonnigson.com

Bonnigson
& Associates



McConnell Farms Real Estate Auction

Tract 1: 150 +/- Acres



Tract 2: 5 +/- Acres



McConnell Farms Real Estate Auction

Tract 1



Tract 2



TRACT #1: 150.6+/- Acres with frontage on Seneca Co Rd 32. FSA 143.7+/- acres cropland. This tract is mostly all farmland w/10.5 acres of woods. There are 45 acres of tilled land in the south portion systematically installed with GPS. Also, there are 52 acres of a growing wheat crop included in the purchase.

TRACT #2: 5.006+/- Acres farmland mostly all tillable with frontage on OH-RT 269 & OH-RT 4. FSA 4.5+/- acres cropland. This is just north of the intersection of SR 269 & RT 4.

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 - Seneca Co. parcel #N46000750560000 & #N47000770720000, taxes are \$3,926.88 Annually; Tract #2 - Huron Co. parcel # 470040010010200, taxes are \$159.44 Annually; Schools - Tract 1 is Bellevue CSD & Seneca East LSD and Tract #2 is Seneca East 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 the auction of \$50,000 for Tract #1 and \$5,000 for Tract #2. 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.

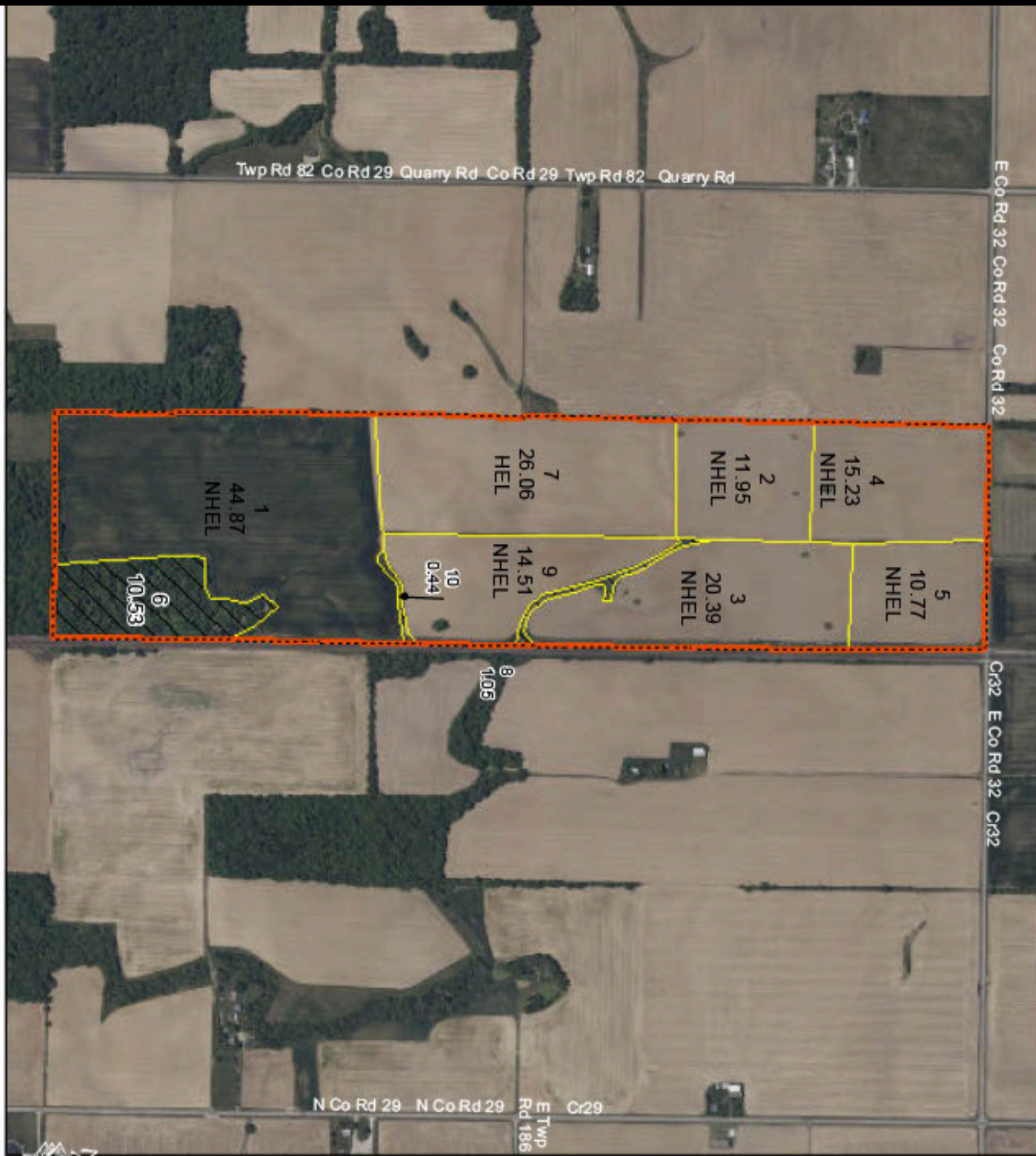
Owner: Gus E. McConnell Trust

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

McConnell Farms Real Estate Auction

Seneca County, Ohio
3140 S. State Route 100 Suite C
Tiffin, Ohio 44883
419-447-7071 (P)

2025 Program Year



Tract Cropland Total: 143.78 acres

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 determinations do not represent the size, shape, or specific determination of the area. Refer to your original determination CRP-025 and attached maps for exact acreages and determinations or contact USDA Natural Resources Conservation Service (NRCS).

Farm 9854
Tract 9037

Map Created January 28, 2025

Producer _____

Share _____ %

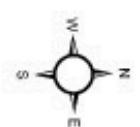
Producer _____

Share _____ %

Producer _____

Share _____ %

- Common Land Unit**
- Non-Cropland
 - Cropland
 - CRP
 - Tract Boundary
- Wetland Determination Identifiers**
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions



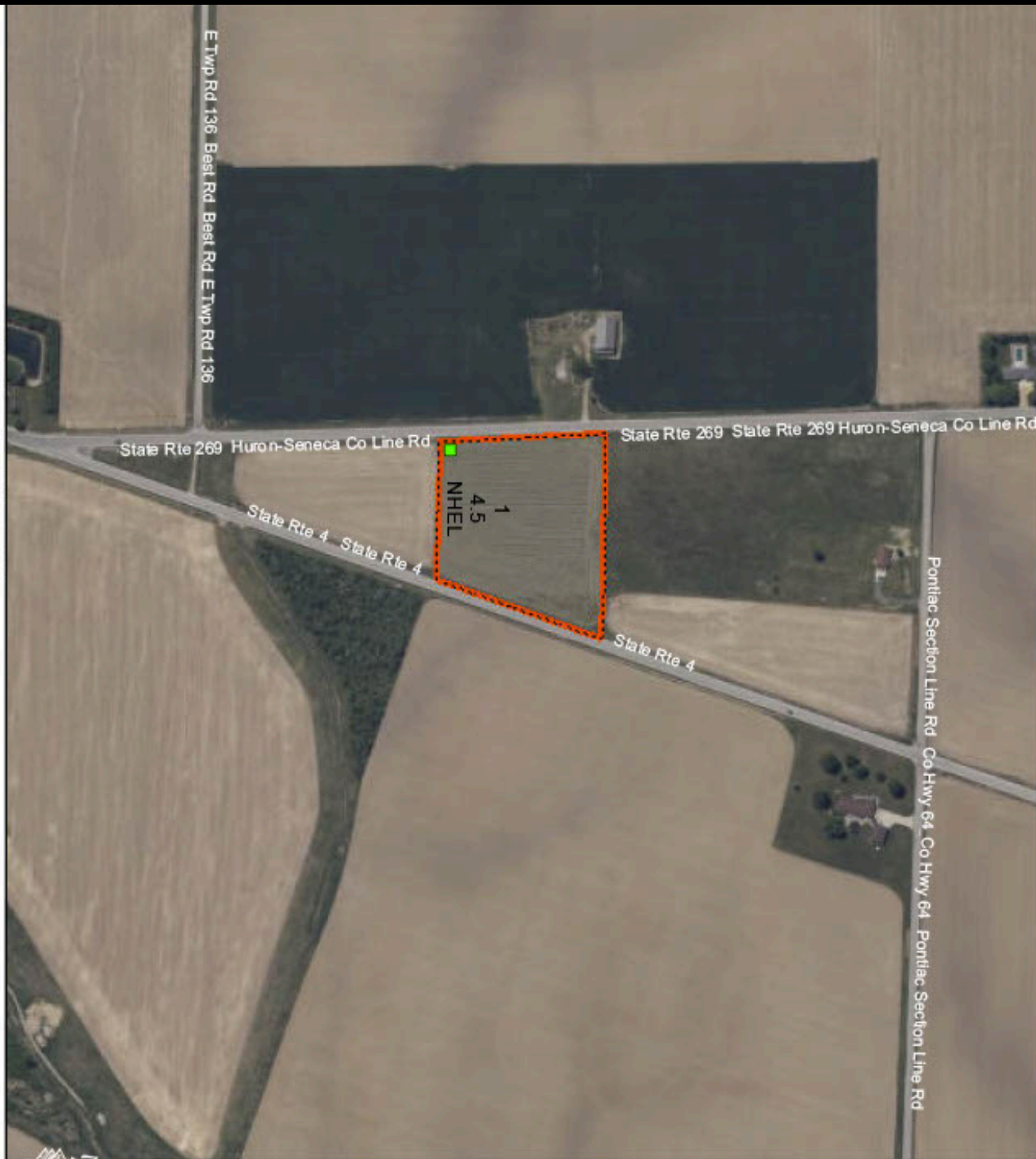
1 in = 863 ft

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

McConnell Farms Real Estate Auction

Seneca County, Ohio
3140 S. State Route 100 Suite C
Tiffin, Ohio 44883
419-447-7071 (P)

2025 Program Year



Tract Cropland Total: 4.50 acres

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Farm 9854
Tract 9038

Map Created January 28, 2025

Producer _____

Share _____ %

Producer _____

Share _____ %

Producer _____

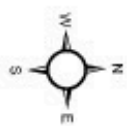
Share _____ %

Common Land Unit

- Non-Cropland
- Cropland
- CRP
- Tract Boundary

Wetland Determination Identifiers

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



1 in = 400 ft

Crops are non-irrigated, intended use is grain, and types are

YEL (corn), COM (soybeans), and SRW (wheat) unless otherwise noted.

McConnell Farms Real Estate Auction

OHIO
SENECA
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 9854
Prepared : 2/4/25 7:51 AM CST
Crop Year : 2025

Tract Number : 9037

Description : Thompson Sec 23
FSA Physical Location : OHIO/SENECA
ANSI Physical Location : OHIO/SENECA
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : GUS E MCCONNELL JR TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
155.80	143.78	143.78	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	143.78	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	7.50	0.00	52
Oats	4.00	0.00	80
Corn	71.60	0.00	126

TOTAL

83.10

0.00

McConnell Farms Real Estate Auction

OHIO
SENECA
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 9854
Prepared : 2/4/25 7:51 AM CST
Crop Year : 2025

Tract Number : 9038
Description : Huron County
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 : Wetland determinations not complete
WL Violations : None
Owners : GUS E MCCONNELL JR TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
4.50	4.50	4.50	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	4.50	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield

NOTES

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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.

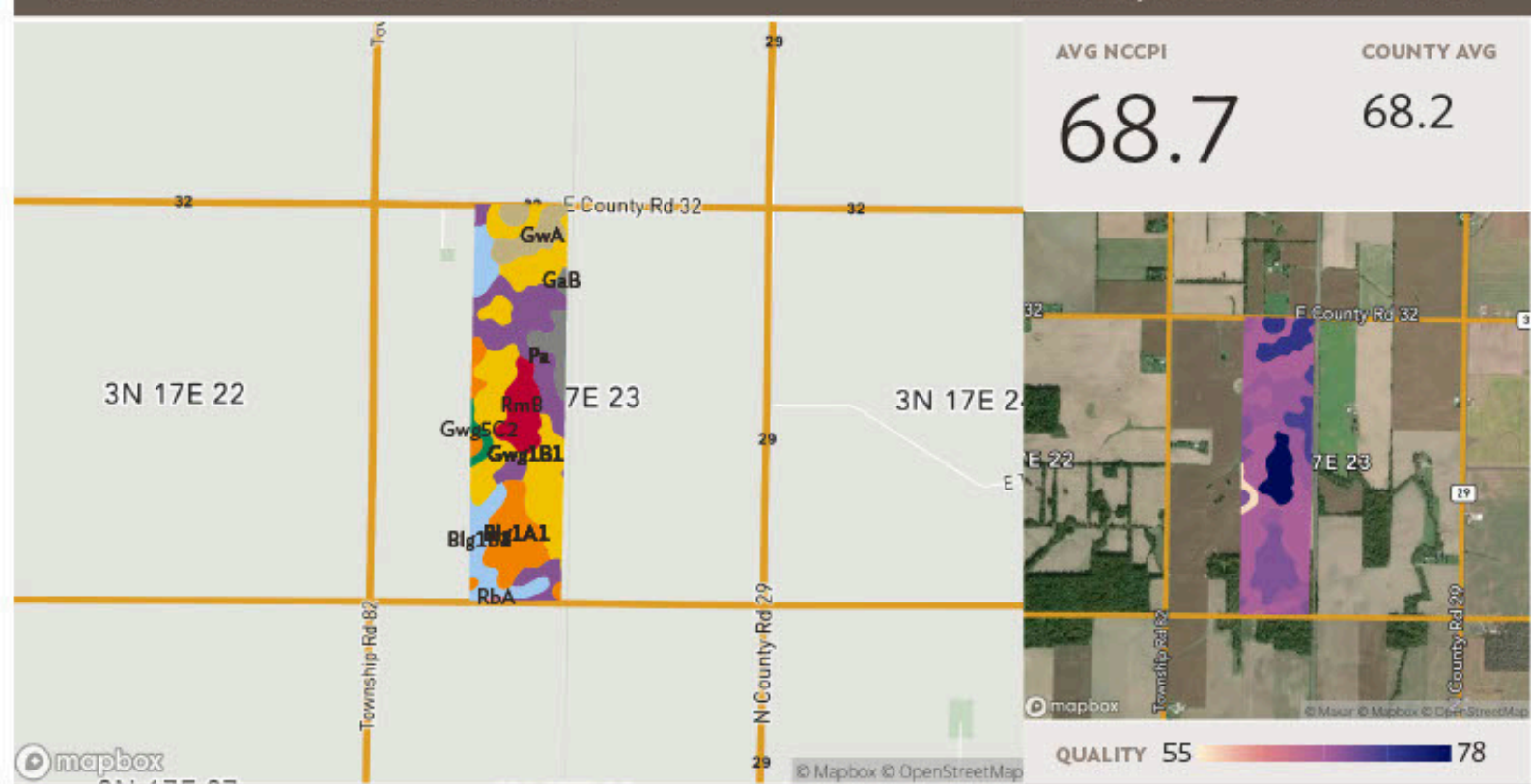
Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay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

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McConnell Farms Real Estate Auction

2 fields, 151 acres in Seneca County, OH










TOWNSHIP/SECTION 3N 17E - 14, 23



All fields

Source: NRCS Soil Survey

151 ac.

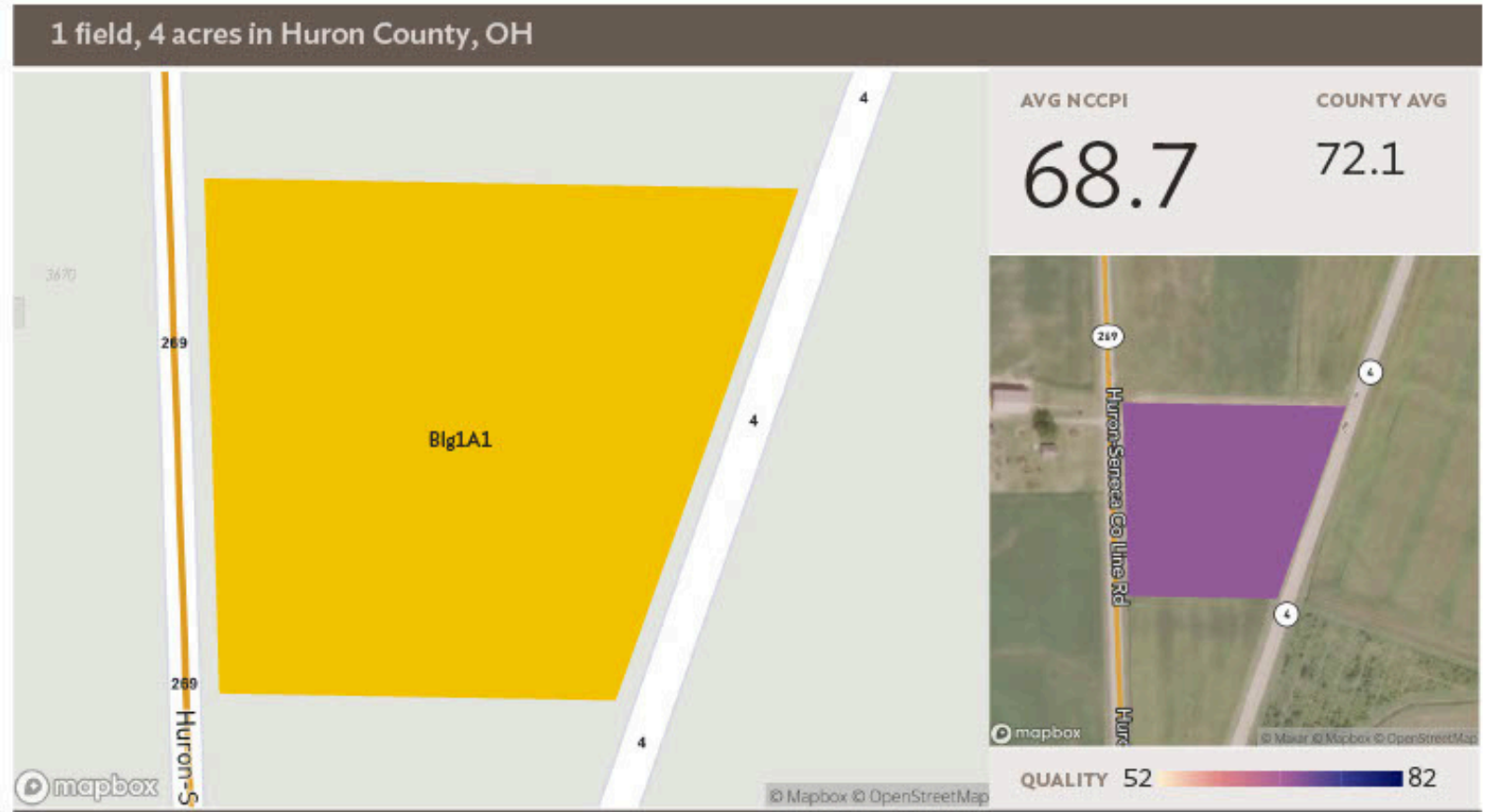
SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
 Gwg1B1	Glynwood silt loam, ground moraine, 2 to 6 percent slopes	49.00	32.5%	2	66.5
 Pa	Pandora silt loam, 0 to 2 percent slopes	33.16	22.0%	2	67.4
 Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	20.17	13.4%	2	68.7
 Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	17.24	11.4%	2	66.5
 RmB	Rawson loam, 2 to 6 percent slopes	11.41	7.6%	2	82.1
 GwA	Glynwood silt loam, 0 to 2 percent slopes	10.71	7.1%	1	73.0
 GaB	Gallman loam, 2 to 6 percent slopes	6.74	4.5%	2	71.5
 Gwg5C2	Glynwood clay loam, ground moraine, 6 to 12 percent slopes, eroded	2.20	1.5%	3	56.1
 RbA	Randolph silt loam, 0 to 2 percent slopes	0.28	0.2%	3	64.5

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Report: 3034473 Soil Survey: 1 of 6



McConnell Farms Real Estate Auction



Field 1

Source: NRCS Soil Survey

4 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	4.39	100.0%	2	68.7
		4.39			68.7