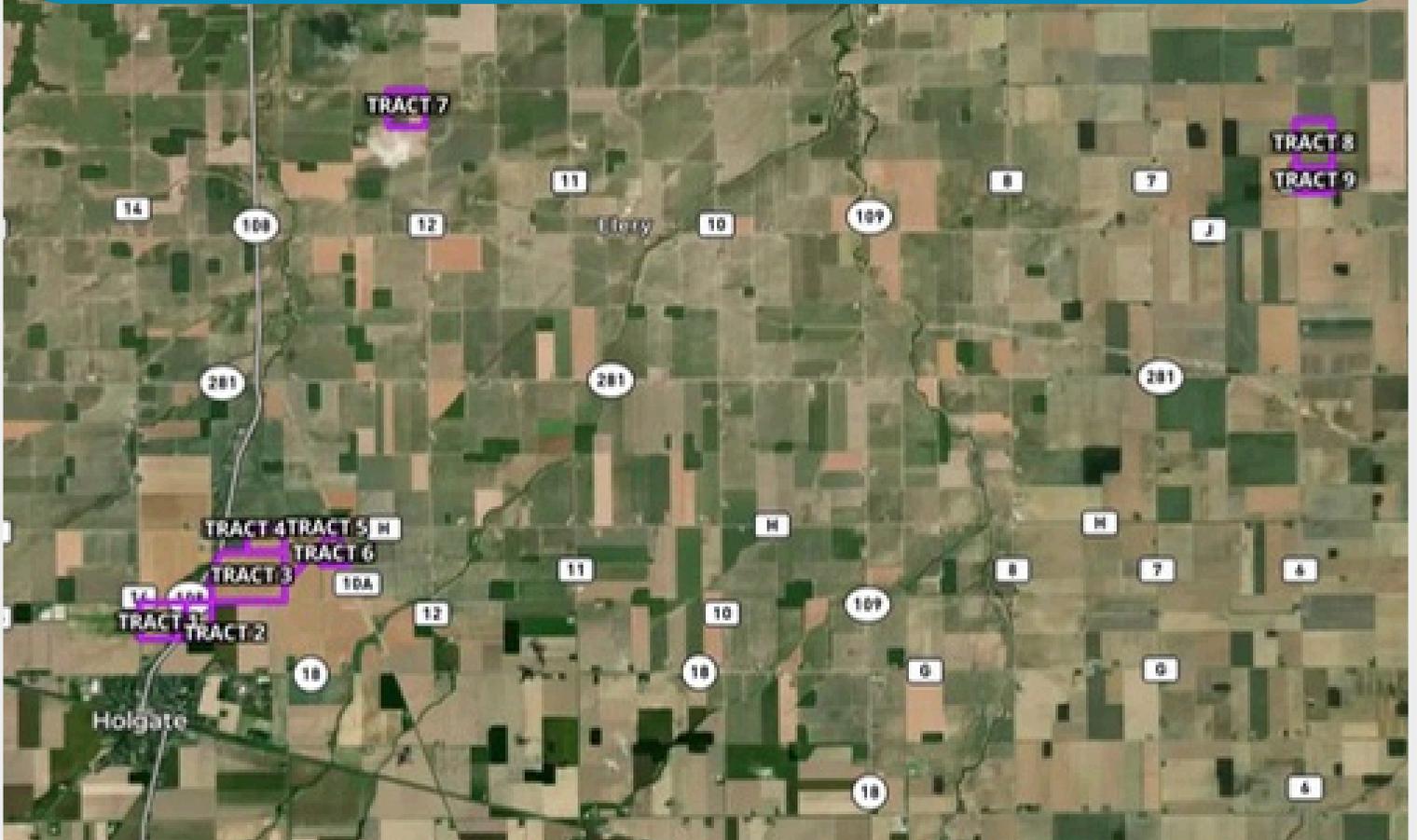


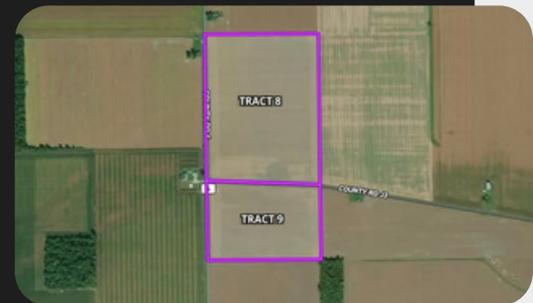
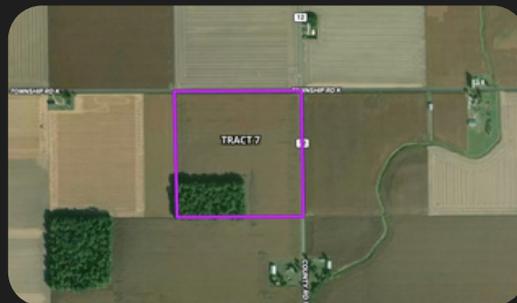
395± ACRE LAND

AUCTION

MARCH 26TH AT 6:00PM AT THE HENRY COUNTY FAIRGROUNDS



HENRY COUNTY FLATROCK, MONROE, & RICHFIELD TOWNSHIPS



REAL ESTATE & LAND COMPANY

Auction Terms and Conditions

Sales Method: The property will be offered in 9 tracts, individually and then in combination. There will be opening bidding on the individual tracts, then proceeding to multiparcel bidding format, bidders will be able to combine any tract at any time during this part of the auction. Bidders will be able to increase their bids on any tract or combination until the auctioneer announces the tracts are sold. **The auction will be conducted by using the whole dollar method.**

Down Payment: 10% down payment on the day of the auction. The down payment may be made by personal check, business check, cashier's check or wire transfer.

Financing: Bidders' must have their financing arranged prior to the auction. No bids are conditional upon financing.

Absentee and phone bids: ALL absentee and phone bidders must register with Dye Real Estate and Land Company prior to the auction. Anyone bidding on behalf of an absentee bidder will be equally responsible for the bid and required to enter into a contract to purchase at the end of the auction.

Auction Dispute: If any dispute arises between or among bidders, the decision of the Auctioneer shall be final and absolute.

Bid Rigging: (A) No person shall engage in bid rigging. Ohio Revised Code: 4707.151

(B) As used in this section, "bid rigging" means a conspiracy between auctioneers, any participants in an auction, or any other persons who agree not to bid against each other at an auction or who otherwise conspire to decrease or increase the number or amounts of bids offered at auction.

Online Bidders: All online bidders must be registered prior to the day of the auction.

TECHNOLOGY DISCLAIMER: Dye Real Estate and Land Co., L.L.C., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Dye Real Estate and Land Co., L.L.C., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet in lieu of actually attending the auction as a personal convenience to me.

Property Inspection: Potential purchasers are responsible for conducting their own inspection of the property and any due diligence, inquiries, and inspections will be conducted at their own risk. Seller and real estate company disclaims any and all responsibility for the bidder's safety during any physical inspection of the property.

Acceptance of Bids: Any and all successful bidders will be required to enter into a purchase agreement with the seller immediately following the sale, seller may be signing the contract(s) electronically. All final bids are subject to the seller's confirmation. This offer will remain irrevocable and available to the seller for 5 business days after delivery of this offer to the sellers, its counsel, or Agent.

Evidence of title: Dye Real Estate and Land Company will provide a preliminary title opinion, certificate, or report to be made available **upon request**, to prospective bidders for review prior to bidding. The certificate is given for the protection of Dye Real Estate and Land Company only. No other person or entity may rely on the opinion expressed herein; nor is any liability assumed by the certification except to. If the buyer or the buyer's

lender requires title insurance, **the expense for such insurance shall be the responsibility of the buyer.** Seller will convey title free and clear of liens, but otherwise subject to all easements and matters of record. All tracts are being sold "AS IS".

Deed: Seller to provide a Trustees Deed at closing.

Closing: The balance of the purchase price is due at closing, which will take place within 45 days after the auction. In the event the Buyer fails to close and pay their balance when due, Seller reserves all rights allowed by law, including a suit for damages, specific performance or cancellation of the sale with the Seller to retain the earnest money deposit. Any action taken after default shall be solely at the Seller's option with all costs incurred by Seller being paid by the Buyer.

Title Company: The Buyer shall have the right to select their preferred title company to facilitate the closing of the transaction. In the event the Buyer does not express a preference for a title company, the Seller hereby elects to appoint Benchmark Title Services LLC, located at 214 West 2nd Street, Delphos, Ohio 45833, telephone number (419) 692-9055.

Possession: Possession of the farmland shall be subject to the rights of the current tenant. The existing tenant is entitled to farm and occupy the premises for the duration of the 2026 farming season. The successful Buyer shall receive the current Owner's share of the farm profits for the 2026 farming season, which will be distributed at the conclusion of said season.

Real Estate Taxes: All taxes and assessments on the property shall be prorated as of the day of closing. In the calculation of prorated taxes and assessments, the most current available tax information shall be utilized. The property is currently enrolled in the Current Agricultural Use Valuation (CAUV) program. Should the Purchaser decide to remove the property from CAUV, the Purchaser shall assume responsibility for any CAUV tax recoupment obligations. Additionally, new taxes may be established due to the creation of new parcels. The Buyer agrees to accept the proration of taxes for any new parcels as determined by the closing agent.

Tract Map and Acreage: All dimensions, proposed boundaries, and tract acreages are approximate and are based on aerial photos and auditor information.

Mineral Rights: The sale will include 100% of the mineral rights, if any, owned by the seller.

Survey: The seller will provide a new survey and legal description if required to transfer. If governmental authority approves the legal description under its current form, then the buyer agrees to accept the current acreage described under the current legal description. If a new survey is obtained the total sales price will be established by multiplying the per acre price established at the auction by the total acreage according to the new survey.

Agency: Dye Real Estate and Land Company, and its representatives, are sole agents for the seller.

Disclaimer and Absence of Warranties: All information contained in this brochure and all related materials are subject to the terms and conditions in the purchase agreement. The properties are being sold "AS IS, WHERE IS" with no warranty or representation, either expressed or implied, concerning the property is made by the Seller or Dye Real Estate and Land Company. All sketches and dimensions in this brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the seller or Dye Real Estate and Land Company.

ANY ANNOUNCEMENTS DAY OF AUCTION TAKE PRECEDENCE OVER PRINTED MATERIAL. THE ABOVE TERMS AND CONDITIONS ARE TO BE AN ADDENDUM TO THE PURCHASE CONTRACT.

Seller: Kelli Jadwisiak as Trustee

Auctioneer and Real Estate Broker: Devin Dye

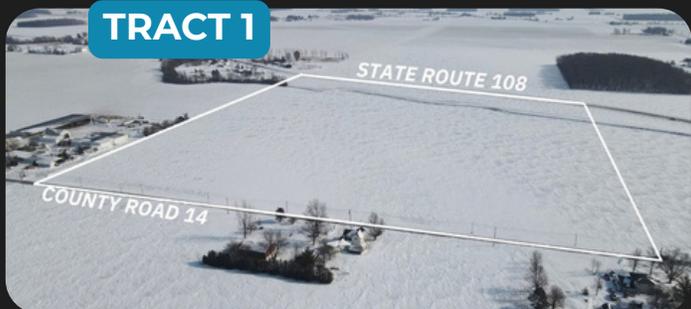
Assisting Auctioneers: Mike Reindel and Matthew Bowers

Licensed and Bonded in favor of the State of Ohio.

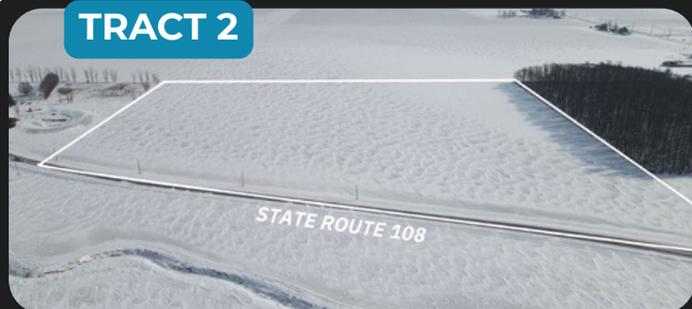


Don't miss this exceptional chance to acquire high-quality farmland in Henry County. This rare auction features 395 +/- acres of prime land, located just north of Holgate, Ohio. Whether you're a farmer or investor, this auction presents an incredible opportunity to enhance your land holdings. Bid on individual tracts or explore combinations to find the perfect fit for your investment goals. Properties of this quality, with a high percentage of tillable land, seldom become available. Seize this moment and secure your stake in this sought-after area! Mark your calendars, and get ready to bid on this remarkable 9-tract auction!

TRACT 1



TRACT 2



TRACT 3



TRACT 4



TRACT 5



TRACT 6



TRACT 7



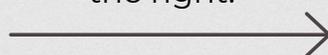
TRACT 8



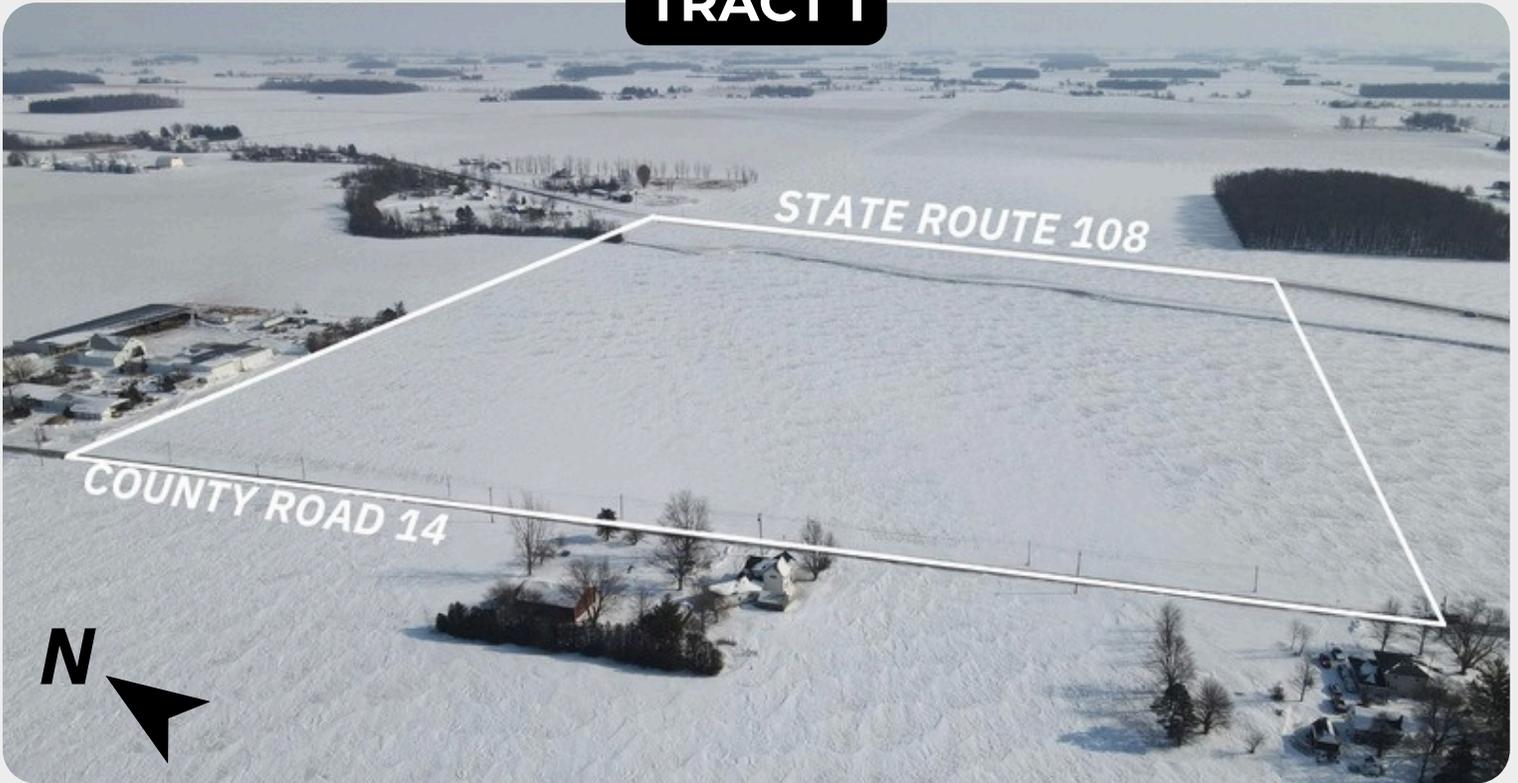
TRACT 9



For Terms & Conditions and all other info go to: www.dyerealestate.com or scan the QR code to the right.



TRACT 1

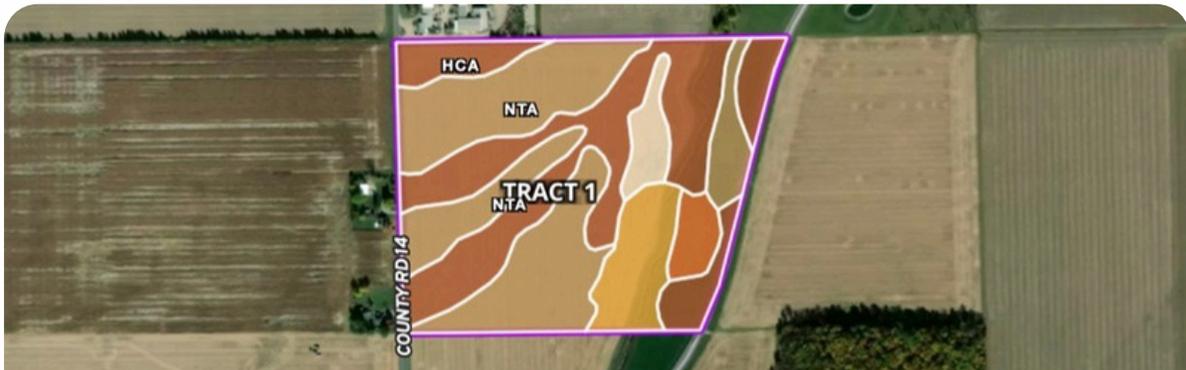


DESCRIPTION

Tract One consists of primarily all tillable Hoytville and Nappanee soils with significant road frontage along the west side of State Route 108, just north of Holgate, Ohio.

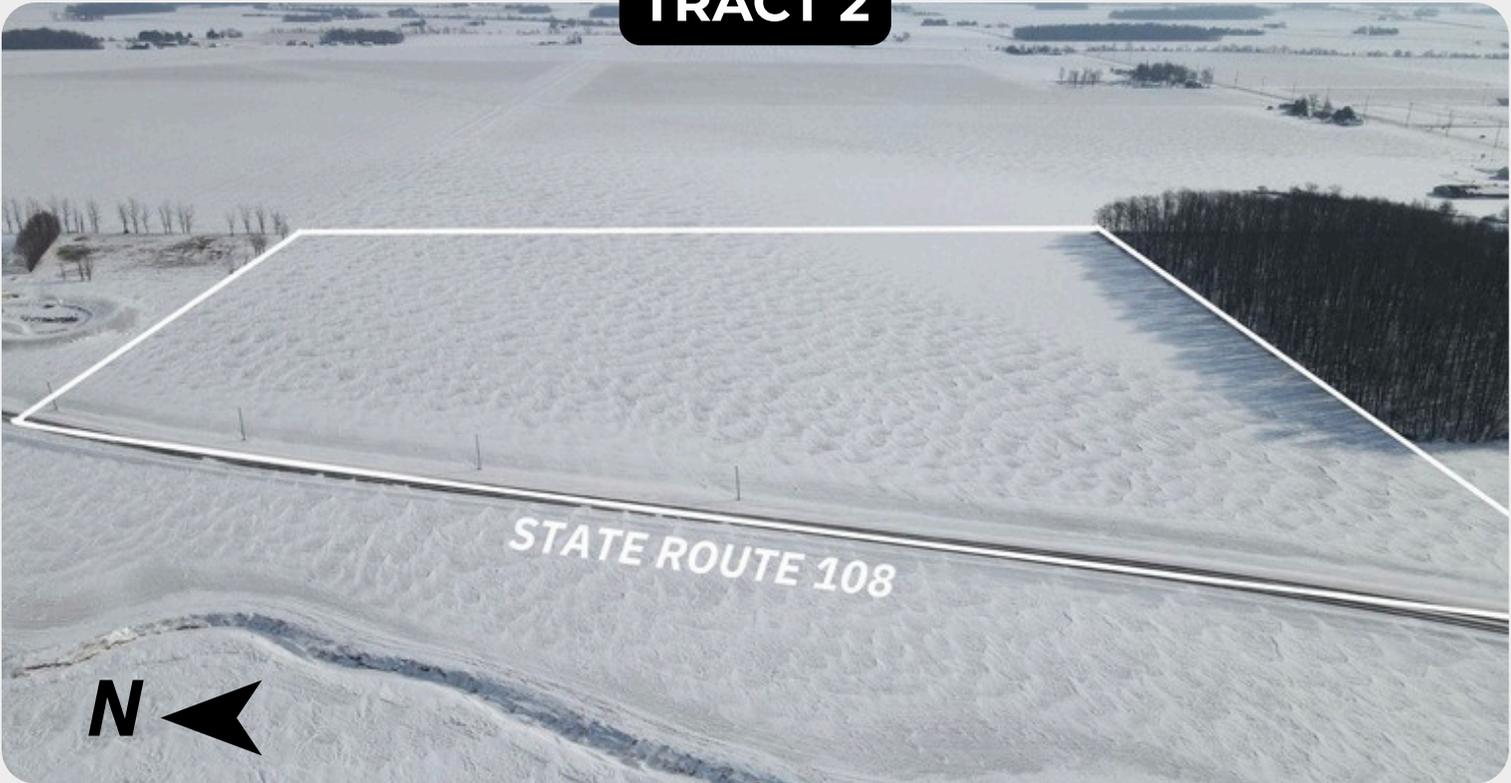
TRACT FACTS

Parcel Number: Part of 093600340000
County: Henry
Township: Flatrock
Section: 36
Taxes: TBD per Split
total Acres: 47.5
Tillable Acres: 43.2
NCCPI: 64.05



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
NTA	Nappanee silty clay loam, 0 to 2 percent slopes	20.45	43.08	0	62	3w
HcA	Hoytville silty clay loam, 0 to 1 percent slopes	19.28	40.62	82	67	2w
Mf	Mermill clay loam	4.26	8.97	0	63	2w
HkA	Haskins fine sandy loam, 0 to 2 percent slopes	1.82	3.83	0	61	2w
HIA	Haskins loam, 0 to 2 percent slopes	1.66	3.5	0	61	2w
TOTALS		47.47	100%	33.3	64.05	2.43

TRACT 2



DESCRIPTION

Tract Two consists of nearly 100% all tillable Hoytville silty clay loam soil with significant road frontage along the east side of State Route 108, just north of Holgate, Ohio.

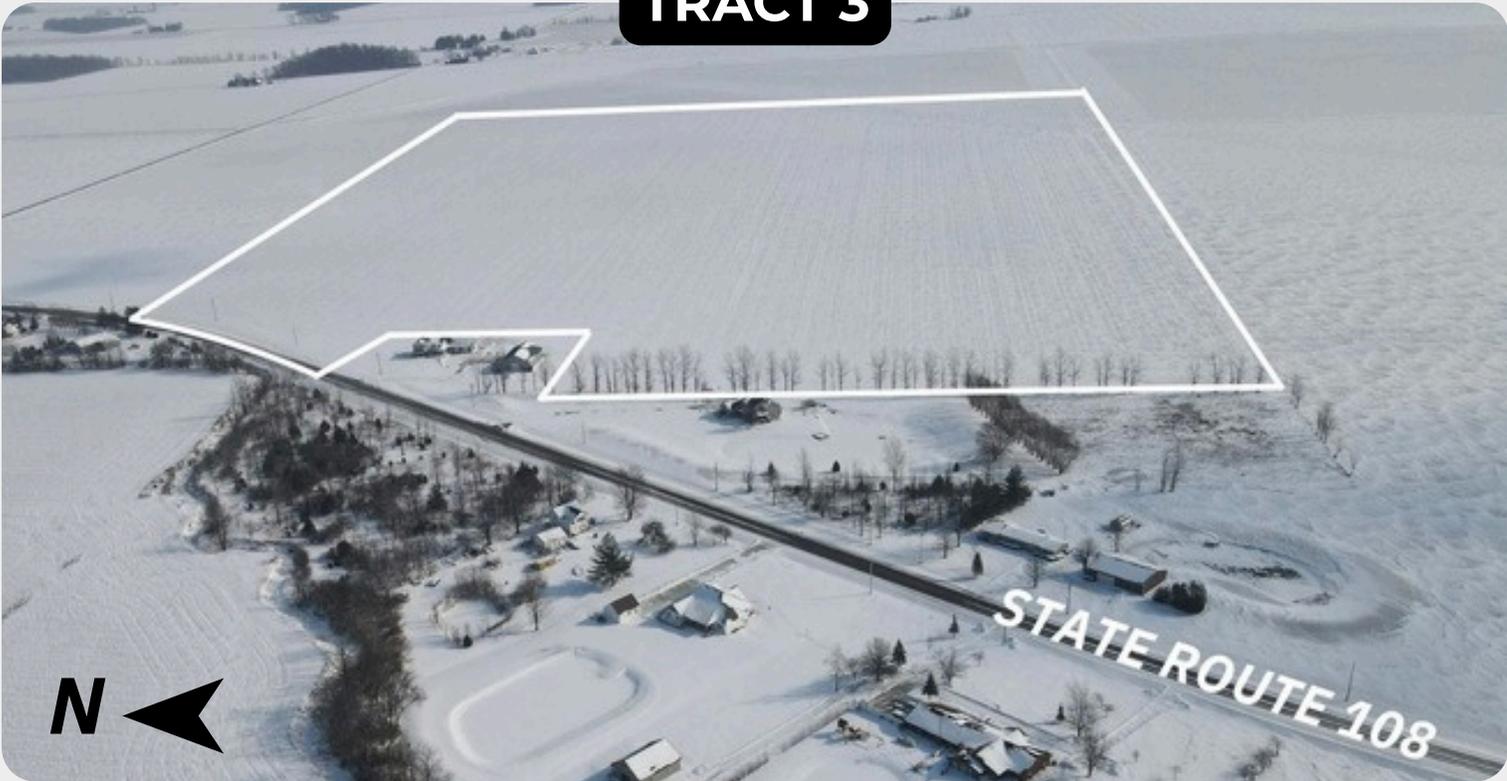
TRACT FACTS

Parcel Number: Part of 093600340000
County: Henry
Township: Flatrock
Section: 36
Taxes: TBD per Split
Total Acres: 32.5
Tillable Acres: 31
NCCPI: 66.98



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
HcA	Hoytville silty clay loam, 0 to 1 percent slopes	32.53	99.63	82	67	2w
NtA	Nappanee silty clay loam, 0 to 2 percent slopes	0.12	0.37	0	62	3w
TOTALS		32.65(100%	81.7	66.98	2.0

TRACT 3



DESCRIPTION

Tract Three consists of 100% all tillable Hoytville silty clay loam soil with access along the east side of State Route 108, just north of Holgate, Ohio. This tract is very symmetrical for easy farming and has significant evidence of field drainage.

TRACT FACTS

Parcel Number:
 093600360000 & 093600380000
County: Henry
Township: Flatrock
Section: 36
Taxes: \$4,268.02
Total Acres: 104.74
Tillable Acres: 102+/-
NCCPI: 67



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
HcA	Hoytville silty clay loam, 0 to 1 percent slopes	104.1 1	100	82	67	2w
TOTALS		104.1 1(*)	100%	82.0	67.0	2

TRACT 4



DESCRIPTION

Tract Four also consists of 100% all tillable Hoytville silty clay loam soil with significant road frontage along road H located just east of the intersection of State Route 108 and Road H, north of Holgate, Ohio. This tract is very symmetrical for easy farming and has significant evidence of field drainage.

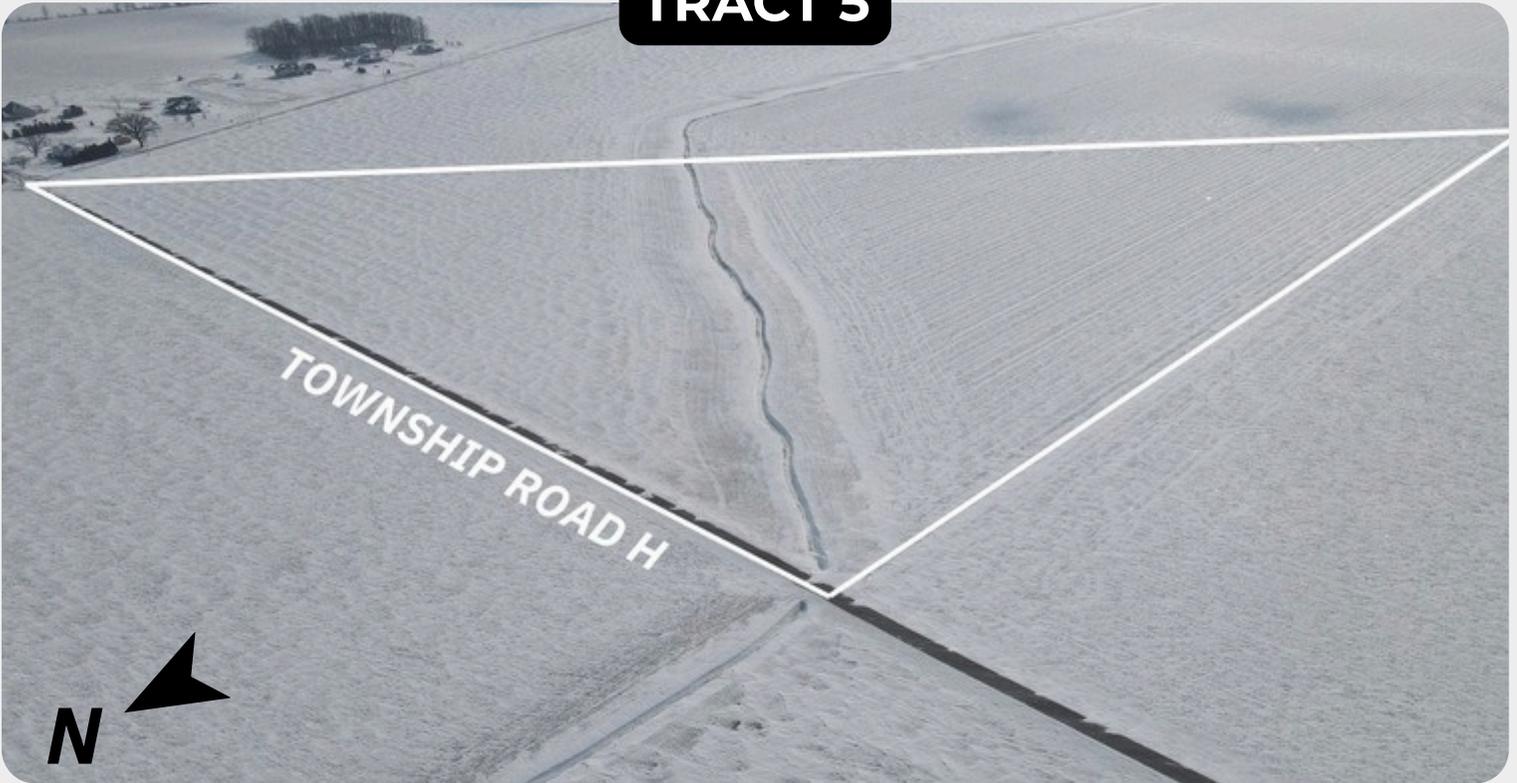
TRACT FACTS

Parcel Number: 093600400000
County: Henry
Township: Flatrock
Section: 36
Taxes: \$1,119.94
Total Acres: 26
Tillable Acres: 25
NCCPI: 67



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
HcA	Hoytville silty clay loam, 0 to 1 percent slopes	26.13	100	82	67	2w
TOTALS		26.13(*)	100%	82.0	67.0	2

TRACT 5

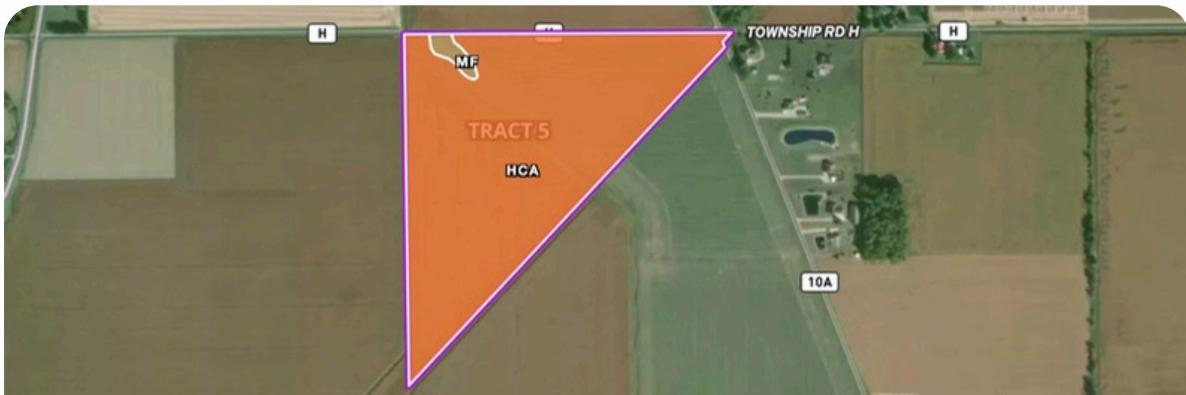


DESCRIPTION

Tract Five consists of nearly 100% all tillable Hoytville silty clay loam soil with significant road frontage along road H, located on the southwest corner of the intersection of County Road 10A and Road H, north of Holgate, Ohio. This tract has significant evidence of field drainage and would make a great addition to the other tracts offered on this sale.

TRACT FACTS

Parcel Number: 193100120100
County: Henry
Township: Monroe
Section: 31
Taxes: \$1,785.52
Total Acres: 45.29
Tillable Acres: 40.2
NCCPI: 66.93



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
HcA	Hoytville silty clay loam, 0 to 1 percent slopes	44.76	98.35	82	67	2w
Mf	Merrill clay loam	0.75	1.65	0	63	2w
TOTALS		45.51(*)	100%	80.65	66.93	2.0

TRACT 6



DESCRIPTION

Tract Six consists of 100% all tillable Hoytville silty clay loam soil with significant road frontage along County Road 10A, located on the southwest corner of the intersection of County Road 10A and Road H, north of Holgate, Ohio. This tract has significant evidence of field drainage and would also make a great addition to the other tracts offered on this sale.

TRACT FACTS

Parcel Number:
193100520103
County: Henry
Township: Monroe
Section: 31
Taxes: \$799.54
Total Acres: 19.62
Tillable Acres: 18.5
NCCPI: 67



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
HcA	Hoytville silty clay loam, 0 to 1 percent slopes	19.57	100	82	67	2w
TOTALS		19.57()	100%	82.0	67.0	2

TRACT 7



TOWNSHIP ROAD K



DESCRIPTION

Tract Seven consists of over 80% very high quality Millgrove soil with the remainder being Hoytville. Significant road frontage along Township Road K and County Road 12 located on the southwest corner of the intersection of County Road 12 and Township Road K, in Henry County, Ohio. This tract has very highly desirable soil types.

TRACT FACTS

Parcel Number: 181800020000

County: Henry

Township: Monroe

Section: 18

Taxes: \$1,926.44

Total Acres: 40

Tillable Acres: 33.5

Wooded Acres: 6

NCCPI: 70.63



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Mh	Millgrove loam	33.17	82.84	0	72	2w
HoA	Hoytville clay loam, 0 to 1 percent slopes	6.87	17.16	83	64	2w
TOTALS		40.04(')	100%	14.24	70.63	2.0

TRACT 8



DESCRIPTION

Tract Eight consists of primarily Hoytville and Mermill soils with small amounts of various others. Significant road frontage along County Road 6 and J3 located on the northeast corner of the intersection of County Road 6 and J3, in Henry County, Ohio. This tract is very symmetrical and highly tillable with significant amounts of road frontage.

TRACT FACTS

Parcel Number: All of 371700060000 and part of 371700080000
County: Henry
Township: Richfield
Section: 17
Taxes: TBD per Split
Total Acres: 53.5
Tillable Acres: 53
NCCPI: 63.84



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
HoA	Hoytville clay loam, 0 to 1 percent slopes	42.41	79.01	83	64	2w
Me	Mermill loam	4.84	9.02	0	65	2w
HIA	Haskins loam, 0 to 2 percent slopes	3.04	5.66	0	61	2w
Mf	Mermill clay loam	2.93	5.46	0	63	2w
HkA	Haskins fine sandy loam, 0 to 2 percent slopes	0.46	0.86	0	61	2w
TOTALS		53.68()	100%	65.57	63.84	2.0

TRACT 9

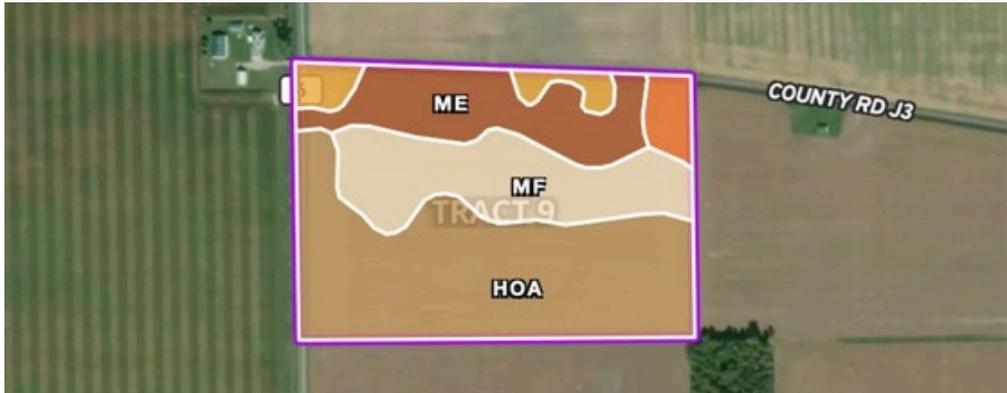


DESCRIPTION

Tract Nine consists of primarily Hoytville and Mermill soils. Significant road frontage along County Road 6 and J3 located on the southeast corner of the intersection of County Road 6 and J3, in Henry County, Ohio. This tract is very symmetrical and highly tillable with significant amounts of road frontage.

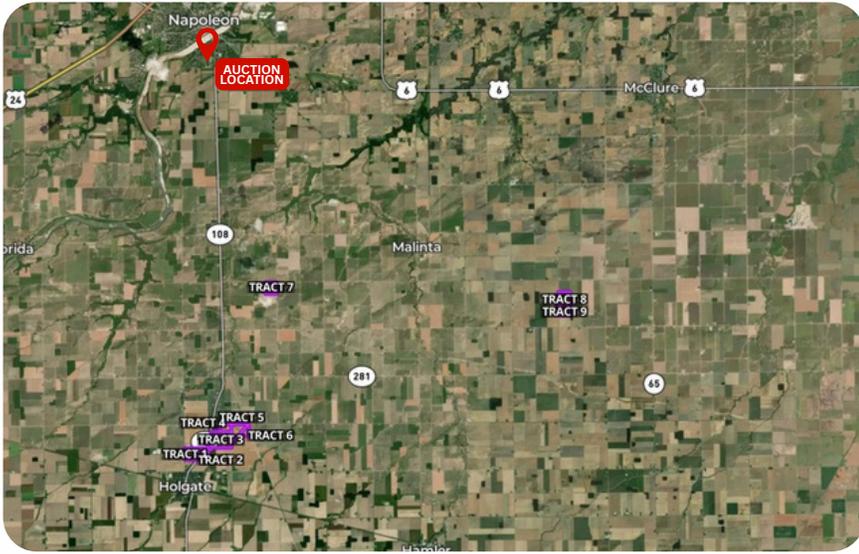
TRACT FACTS

Parcel Number:
 Part of 371700080000
County: Henry
Township: Richfield
Section: 17
Taxes: TBD per Split
Total Acres: 26.5
Tillable Acres: 26
NCCPI: 63.87



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
HoA	Hoytville clay loam, 0 to 1 percent slopes	13.57	48.71	83	64	2w
Mf	Mermill clay loam	6.61	23.73	0	63	2w
Me	Mermill loam	5.32	19.1	0	65	2w
HIA	Haskins loam, 0 to 2 percent slopes	1.37	4.92	0	61	2w
HkA	Haskins fine sandy loam, 0 to 2 percent slopes	0.99	3.55	0	61	2w
TOTALS		27.86()	100%	40.43	63.7	2.0

LOCATION



AUCTION INFO

AUCTION DATE & TIME

March 26, 2026
6:00 pm

AUCTION LOCATION

Henry County
Fairgrounds
Event Center
821 S. Perry St.
Napoleon, OH 43545

OFFERED IN NINE TRACTS, INDIVIDUALLY, IN COMBINATION OR AS A WHOLE

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DEVIN DYE

BROKER/OWNER/AUCTIONEER
419-303-5891

ADDITIONAL INFO

Sellers: Kelli Jadwisiak as Trustee
Auctioneers: Devin Dye, Matt Bowers & Mike Reindel
"LICENSED & BONDED IN FAVOR OF THE STATE OF OHIO"

For Terms & Conditions or all other info go to: www.dyerealestate.com

