

**PHILLIPS FARMLAND
REAL ESTATE AUCTION**

**282+/- ACRES ** 4 TRACTS * VACANT FARMLAND
HURON & SENECA COUNTY**

TUESDAY, MARCH 16, 2010 @ 6:07PM

PROPERTY LOCATIONS: Sect. 36 Norwich & Sect. 2 Richmond Townships, Huron County. & Sections 35 & 36 Reed Township, Seneca County Ohio. Watch for signs.

AUCTION LOCATION: Bismark Senior & Community Center, 5585 Bismark Rd. Bellevue, OH. Take St Rt. 269 or St. Rt. 4 south to Bismark Rd., then east to auction. Watch for signs! For more info go to www.bakerbonnigson.com.

OPEN HOUSE: Weds, Feb. 24 at 4-6 PM

@ Bismark Senior & Community Center,
5585 Bismark Rd. Bellevue, OH

TRACT #1: 96.36+/- Acres farmland with frontage on Willard West Rd & Section Line 30 S. FSA 89.23 acres cropland. The soils in this parcel are mainly CdB & CdB2 Cardington silt loam. The location of this parcel is northeast of the intersection of Willard West Rd. & Section Line 30 S, west of Willard, OH in Richmond Twp. Willard School Dist. 2009 Taxes are \$349.81/Half year. Huron Co. parcel #400020010110000;

TRACT #2: 85.045+/- Acres farmland with frontage on Scottwood Rd. FSA 77.26 acres cropland. Soils in this parcel are mainly BoA & BoB Blount silt loam, GwB Glywood silty clay loam and including small amounts of CdC2 Cardington and Pa Pondora. The location of this parcel is Norwich Twp., Huron County, and north of Attica OH on ST RT 4 approx. 4 miles through Siam to TR 9; turn right or east to the Seneca/Huron County Line. The tract starts at the County Line and on the north side of the road. Seneca East School Dist. 2009 Taxes are \$562.71/Half year with a ditch assessment of \$265.05 for the Stacklin-Stockmaster Ditch 11-780 #108 on the first half. Huron Co. parcel #350030020120000.

TRACT #3: 82.702+/- Acres farmland with frontage on TR 104. FSA 72.8 acres cropland & 1.4 acres of CRP. Soils in this parcel are mainly BoA & BoB Blount silt loam, and Pa Pondora. The location of this parcel is Reed Twp., Seneca County, and north of Attica OH on ST RT 4 approx. 1 mile to E TR 104, just before Siam; turn right or east across RxR, then starting on the north side of the road along the railroad and east. Seneca East School Dist. 2009 Taxes are \$253.461/Half year with a ditch assessment of \$0 for the Pine Tile Group Project #12114. Seneca Co. parcel #K4000062676 0000.

TRACT #4: 18.186+/- Acres farmland with frontage on TR 104. FSA 17.2 acres cropland. Soils in this parcel are mainly BoA & BoB Blount silt loam, and Pa Pondora. The location of this parcel is Reed Twp., Seneca County, and north of Attica OH on ST RT 4 approx. 1 mile to E TR 104, just before Siam, turn right or east across RxR past Tract # 3. There is the presence of an older livestock barn used for equipment storage. Seneca East School Dist. 2009 Taxes are \$99.76/Half year with a ditch assessment of \$4.91 for the Martin JT CO OD WW Project #11 067. Seneca Co. parcel #K4000062680000.

REAL ESTATE TERMS: For complete terms & conditions visit the website or call the office.

Owner: RPF Limited Partnership



WILLIAM BAKER



KEN BONNIGSON, CAI

OFFICE: 1570 W. McPherson Hwy., Clyde, Ohio 43410 - 419/547-7777

DEAN A. SMITH - ROBERT CARPENTER

www.bakerbonnigson.com - info@bakerbonnigson.com

Auction day phone: 419-355-7117 or 419-355-6024

Visit our Web site for a complete listing and photos and other Auction info.

BROWN AUCTION

SAT., March 13, '10 - 10:27 am

15055 E Co.Rd. 24, Bellevue, OH

**GLENER COMBINES • FORD TRACTORS
FORD TRUCKS • GRAIN TRUCKS & TRAILERS
PLANTING • MACHINERY • WOODS MOWERS
CASE IH DRILLS • FARM EQUIP.
WAGONS & CARTS • TANKS, BIN & SHELTER
GRAIN BINS, DRYER & AUGERS • MANLIFT
GENERATOR • WOOD BURNING STOVE
MISC SHOP ITEMS • CONSTRUCTION TOOLS
& MISC • BACKHOE BUCKET
COLLECTIBLES • MUCH MISC**

OWNER: BEV & the late ED BROWN

LOCATION: 15055 E County Road 24 Bellevue, Ohio. Take US Rt. 20 to Bellevue, take SR 269 south or East of Bellevue take SR 4 south to the intersection of SR 4 & SR 269, then continue south 1 mile to CR 24 turn right (west) 2 miles to auction or from Attica, Oh take SR 4 north 7 miles to CR 24, then left (west) to auction.

OPEN HOUSE: SATURDAY MARCH 6 from 10:00 am to 3:00 pm

SELLING ORDER: ½ hour of small items, Tractors, Combines & Head, Truck, Remaining Equip and Misc. Items...For a complete listing, check out our website or call the office.

www.bakerbonnigson.com • Office: 419-547-7777

**BAKER
BONNIGSON**

REALTY & AUCTIONEERS, INC.

WILLIAM BAKER • KEN BONNIGSON, CAI

Assisting Auctioneers:

Dean A. Smith, Robert Carpenter, Fred Wolff