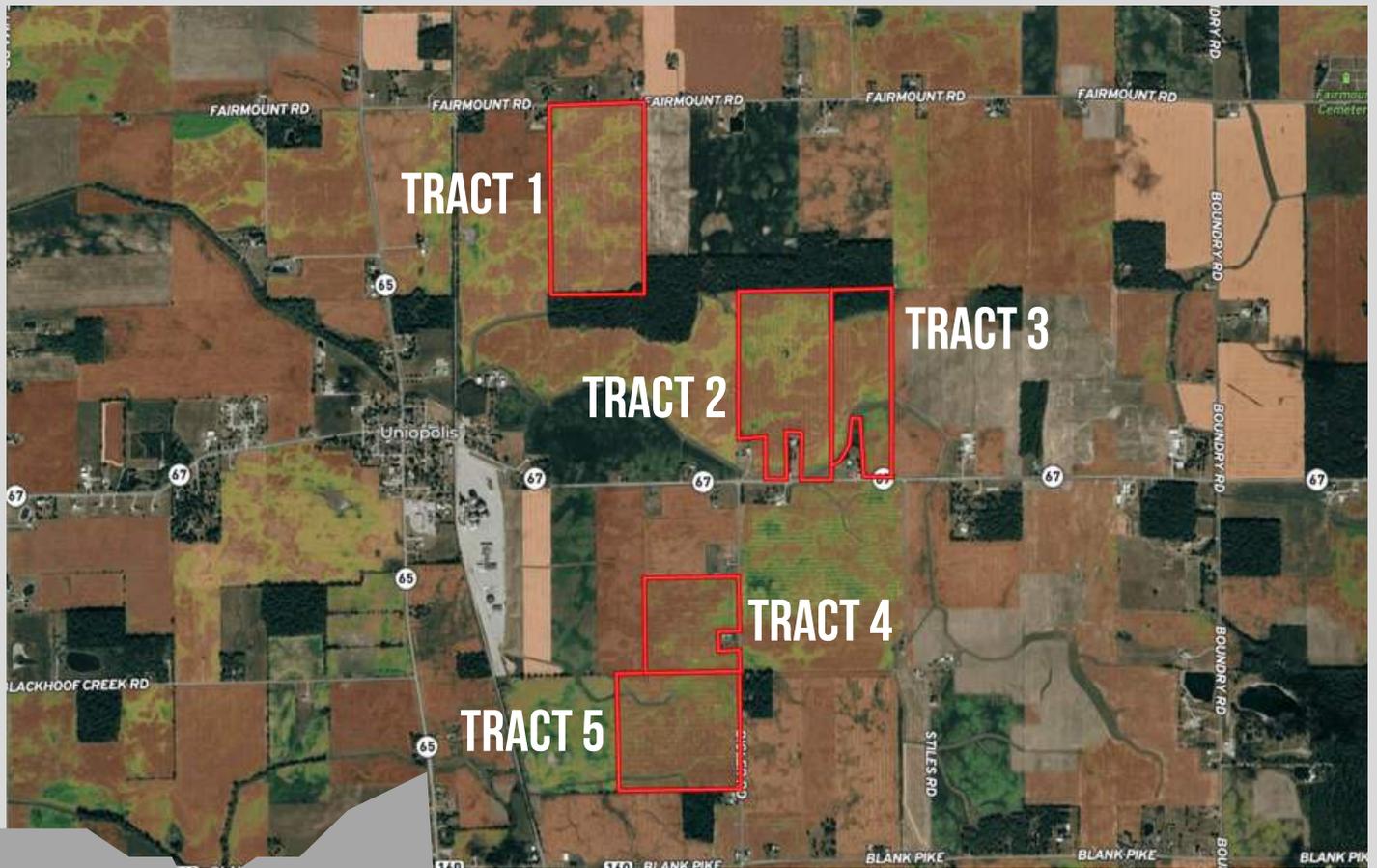


Land Auction

300 +/- Acres

Auglaize County / Union Township



January 29th, 2026 @ 6PM

AUCTION LOCATION

Auglaize County Fairgrounds

Piehl Family Arena

1001 Fairview Dr, Wapakoneta, Ohio

www.oakridgelandandfarm.com

TRACT

1



Parcel # L3301702202 & Part of Parcel # L3301701301

TRACT 1 = 80+/- ACRES

DESCRIPTION:

EXCELLENT TILLABLE
LAND AND GOOD SOILS
UPDATED TILE
.92+/- Acres CRP

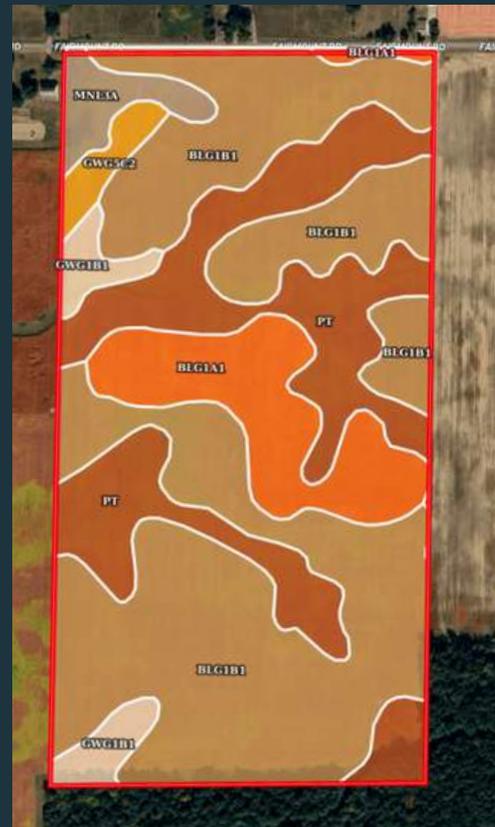
LOCATION:

JUST EAST OF SR 65 ON
FAIRMOUNT ROAD
UNION TOWNSHIP/
AUGLAIZE COUNTY

Selling Ohio

ONE FARM AT A TIME

NCCPI: 69.17



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	44.7	54.85	0	67	2e
Pt	Pewamo silty clay loam, 0 to 1 percent slopes	20.27	24.87	0	76	2w
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	9.9	12.15	0	69	2w
Gwg1B1	Glynwood silt loam, ground moraine, 2 to 6 percent slopes	2.79	3.42	0	67	2e
Mnl3A	Minster silty clay loam, till substratum, 0 to 1 percent slopes	2.36	2.9	79	63	3w
Gwg5C2	Glynwood clay loam, ground moraine, 6 to 12 percent slopes, eroded	1.47	1.8	65	56	3e
TOTALS		81.49(*)	100%	3.46	69.17	2.05

TRACT

2



Parcel # L3301600503

TRACT 2 = 71.287 +/- ACRES

DESCRIPTION:

EXCELLENT TILLABLE
LAND AND GOOD SOILS
1.43+/- Acres CRP

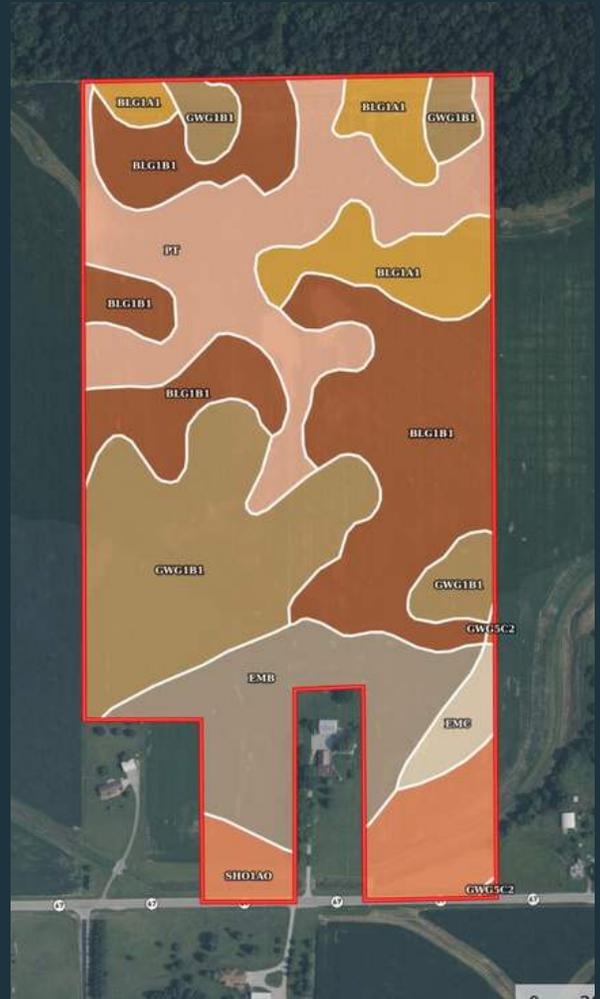
LOCATION:

JUST EAST OF UNIOPOLIS
ON NORTH SIDE OF SR 67

Selling Ohio

ONE FARM AT A TIME

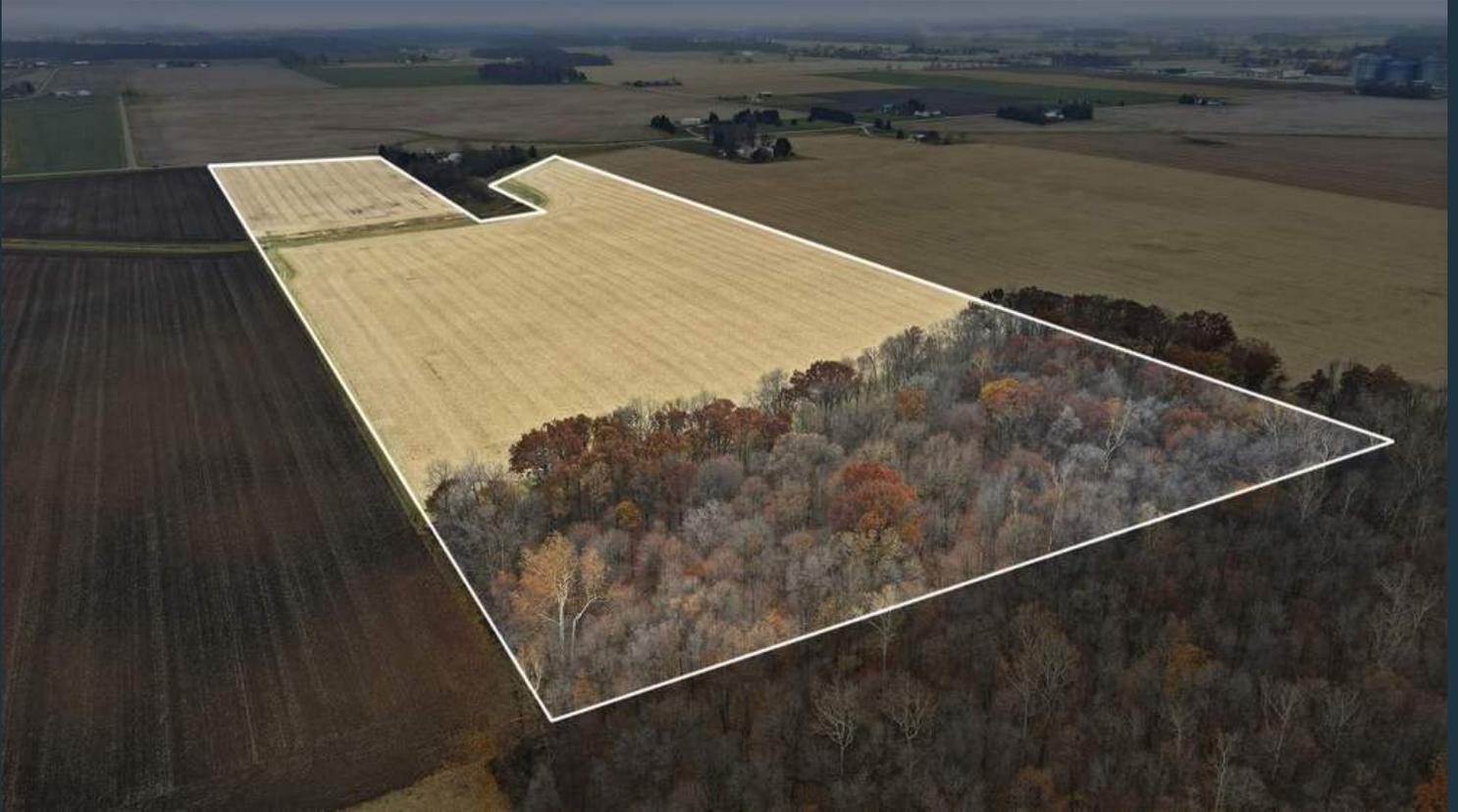
NCCPI: 69.11



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	20.27	28.18	0	67	2e
Gwg1B1	Glynwood silt loam, ground moraine, 2 to 6 percent slopes	16.26	22.6	0	67	2e
Pt	Pewamo silty clay loam, 0 to 1 percent slopes	13.67	19.0	0	76	2w
EmB	Eldean loam, 2 to 6 percent slopes	8.73	12.14	0	65	2e
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	6.18	8.59	0	69	2w
Sho1AO	Shoals silt loam, 0 to 2 percent slopes, occasionally flooded	5.28	7.34	0	74	2w
EmC	Eldean loam, 6 to 12 percent slopes	1.45	2.02	0	65	3e
Gwg5C2	Glynwood clay loam, ground moraine, 6 to 12 percent slopes, eroded	0.12	0.17	65	56	3e
TOTALS		71.96(*)	100%	0.11	69.11	2.02

TRACT

3



Parcel # L3301600600

TRACT 3 = 45 +/- ACRES

DESCRIPTION:

NICE SIZE FARM & GOOD SOILS
6.84+/- Wooded Acres & 2.43+/-
Acres CRP

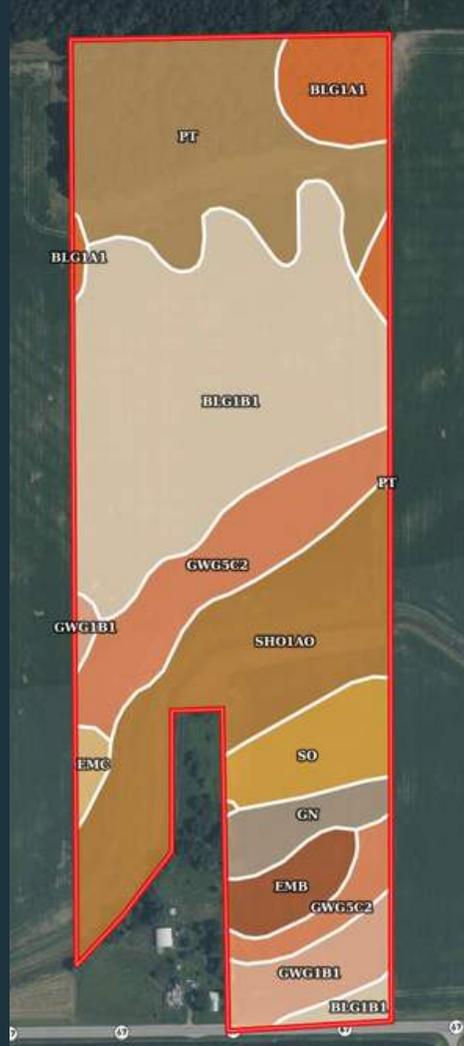
LOCATION:

JUST EAST OF UNIOPOLIS
ON NORTH SIDE OF SR 67

Selling Ohio

ONE FARM AT A TIME

NCCPI: 69.74



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	14.6	31.23	0	67	2e
Pt	Pewamo silty clay loam, 0 to 1 percent slopes	8.47	18.12	0	76	2w
Sho1AO	Shoals silt loam, 0 to 2 percent slopes, occasionally flooded	8.22	17.58	0	74	2w
Gwg5C2	Glynwood clay loam, ground moraine, 6 to 12 percent slopes, eroded	5.51	11.79	65	56	3e
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	2.38	5.09	0	69	2w
So	Sloan silty clay loam, 0 to 1 percent slopes, frequently flooded	2.32	4.96	0	77	3w
Gwg1B1	Glynwood silt loam, ground moraine, 2 to 6 percent slopes	2.04	4.36	0	67	2e
Gn	Genesee silt loam, 0 to 2 percent slopes, occasionally flooded	1.42	3.04	0	89	2w
EmB	Eldean loam, 2 to 6 percent slopes	1.38	2.95	0	65	2e
EmC	Eldean loam, 6 to 12 percent slopes	0.4	0.86	0	65	3e
TOTALS		46.74(*)	100%	7.66	69.74	2.18

TRACT

4



Parcel # L3302001501

TRACT 4 = 38.28 +/- ACRES

DESCRIPTION:

EXCELLENT TILLABLE
LAND AND GOOD SOILS
SYSTEMATICALLY TILED

LOCATION:

JUST EAST OF UNIOPOLIS
SOUTH ON BIGLER ROAD
FARM IS ON THE WEST SIDE
OF BIGLER

Selling Ohio

ONE FARM AT A TIME

NCCPI: 68.89



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	24.24	63.41	0	67	2e
Pt	Pewamo silty clay loam, 0 to 1 percent slopes	7.95	20.8	0	76	2w
Gwg1B1	Glynwood silt loam, ground moraine, 2 to 6 percent slopes	6.05	15.83	0	67	2e
TOTALS		38.24(100%	-	68.89	2.0

TRACT 5



Parcel # L3302001400

TRACT 5 = 64.3+/- ACRES

DESCRIPTION:

EXCELLENT TILLABLE
LAND AND GOOD SOILS
1.64+/- Acres CRP
SYSTEMATICALLY TILED

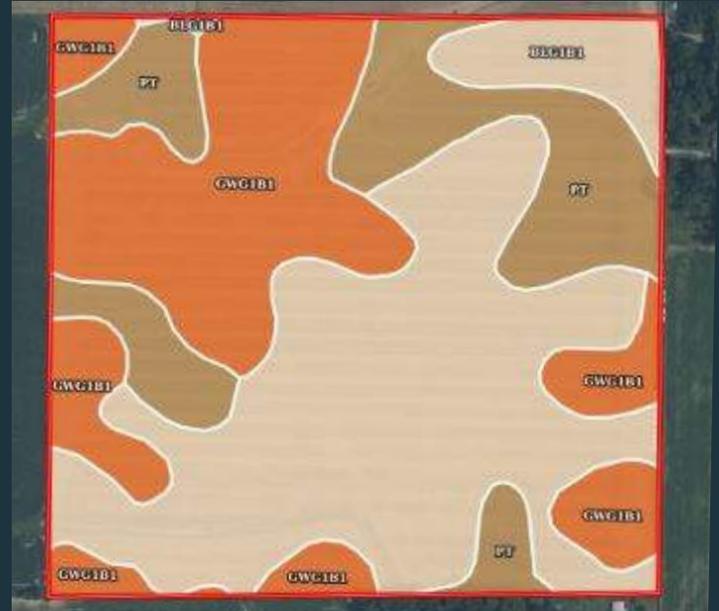
LOCATION:

JUST EAST OF UNIOPOLIS
SOUTH ON BIGLER ROAD
FARM IS ON THE WEST SIDE
OF BIGLER

Selling Ohio

ONE FARM AT A TIME

NCCPI: 68.86



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	30.24	46.08	0	67	2e
Gwg1B1	Glywood silt loam, ground moraine, 2 to 6 percent slopes	21.76	33.16	0	67	2e
Pt	Pewamo silty clay loam, 0 to 1 percent slopes	13.61	20.74	0	76	2w
TOTALS		65.61(*)	100%	-	68.86	2.0

**AUCTION
NOTES**



Selling Ohio

ONE FARM AT A TIME

AUCTION TERMS AND CONDITIONS

PROCEDURE: The property will be offered to the public on January 29th, 2026, at the Auglaize County Fairgrounds. There will be opening bidding on the properties as determined by the auctioneer.

DOWN PAYMENT: 10% down payment on the day of auction per tract. The down payment must be by personal check, corporate check, or cashier's check. **BIDDING IS NOT CONDITIONAL UPON FINANCING.** You must have your financing arranged and be capable of paying cash at closing.

ACCEPTANCE OF BIDS: Any and all successful bidders will be required to enter into a purchase agreement with the (executors) & seller, immediately following the sale, on site. All final bids are subject to the (executor's) & seller's acceptance, or rejection.

EVIDENCE OF TITLE: The seller will provide a preliminary title opinion, certificate, or report to be made available to prospective bidders for review prior to bidding. If any buyer elects to purchase title insurance, the cost thereof will be at buyer's sole expense. Seller will convey title free and clear of liens, but otherwise subject to all easements and matters of record. The property is being sold "AS IS"

DEED: Sellers shall provide a fiduciary deed as co-executors and individually a general warranty deed.

CLOSING: The balance of the purchase price is due at closing, which will take place within 30 days after the auction.

POSSESSION: Possession upon recording of deed.

CRP: Purchaser will assume any and all CRP contracts and if not, will be responsible for any and all recoupment fees and or penalties.

REAL ESTATE TAXES: Taxes will be prorated to the date of closing.

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. Sellers & (executor) disclaims any and all responsibility for the bidder's safety during any physical inspection of the property. Farm parcels are selling "AS IS"

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

SURVEY: The Seller will provide a new legal description for tract 1. All other Tracts will convey with the current legal description.

AGENCY: Oakridge Realty & Auction Company, and its representatives are sole agents for the seller.

DISCLAIMER & 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 on an "AS IS, WHERE IS" basis and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction 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 Auction Company.

ANY ANNOUNCEMENTS MADE DAY OF SALE TAKE PRECEDENCE OVER PRINTED MATERIAL.

Auctioneer: Kevin Miller (567-712-0911) Licensed & Bonded in favor of the State of Ohio. Sellers: R.A.

Lowry Estate - Tracy Koenig & Phyllis Brown as Co-Executors & Doyt Lowry

Attorney for the Estate: Thomas Potts, FGKS Law.

2025

LAND AND FARM SALES

TOTAL ACRES SOLD:

2,061.207

TOTAL SALES:

\$38M +

OAKRIDGELANDANDFARM.COM

THANK YOU FOR ATTENDING
TODAY'S AUCTION!!

SCAN THIS QR CODE TO SEE WHAT'S NEW
& SOLD IN YOUR AREA!



KEVIN MILLER
BROKER/OWNER/AUCTIONEER
567-712-0911



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