

Siefker Real Estate & Auction Co. LTD

PUBLIC AUCTION

SUNDAY * NOVEMBER 10TH, 2024 ~ 1:00 P.M.

SPACIOUS HOME on 2.8 +/- ACRES Offered in 2 PARCELS + the COMBINATION

Previously a Bed & Breakfast Home this 2 Story, 5738 SF Home w/ Basement boasts 6 Bedrooms, 8 Bathrooms and a 3 Car Attached Garage on 1.13 +/- Acres

Additionally there is an adjacent 1.67 +/- Potential Building Lot w/ 24x36 Pole Barn

GREAT LOCATION!! ~ OTTAWA GLANDORF SCHOOL DISTRICT

AUCTION LOCATION: ON SITE @ 7095 US 224, OTTAWA, OH 45875 * "WATCH FOR SIGNS"



OPEN HOUSE: Sunday October 20th, 2024 from 2:00 PM – 4:00 PM

Owner: THE FORT JENNINGS STATE BANK

KSW LAW, Attorney for Seller

For **TERMS, MAPS** or **FURTHER INFO** Contact:

SIEFKER REAL ESTATE & AUCTION CO. LTD * OTTAWA, OH

AARON SIEFKER, Broker & Auctioneer

419-538-6184 Office 419-235-0789 Mobile

Find us on the web @ www.siefkerauctions.com



Siefker Real Estate & Auction Co. Ltd * Ottawa, OH

PUBLIC AUCTION

SPACIOUS HOME on 2.8 +/- ACRES

PREVIOUSLY a BED & BREAKFAST

Home on 1.13 Acre Lot + Additional 1.67 +/- Acre Lot

OFFERED in 2 PARCELS plus 1 COMBINATION

Located in the OTTAWA-GLANDORF Local School District

**2 Story Home * 5,738 Sq Ft * 6 Bedrooms * 8 Bathrooms
Basement * 3 Car Attached Garage * Pole Barn * 2.8 +/- Acres**

COLLECTIVE BIDDING USED on the COMBINATION PARCEL

**COLLECTIVE BIDDING PROCEDURE EXPLANATION INSIDE THIS BROCHURE
CALL AARON SIEFKER WITH ANY QUESTIONS ~ 419-235-0789**

SCHEDULED OPEN HOUSE DATES for HOME and LOT:

Sunday * October 20th, 2024 from 2:00 PM – 4:00 PM

Sunday * October 27th, 2024 from 2:00 – 4:00 PM

Owner: THE FORT JENNINGS STATE BANK

KSW LAW, Attorney for Seller

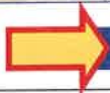
THANK YOU FOR YOUR CONSIDERATION OF THIS PROPERTY!

Information Believed Correct But Not Warranted

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SPACIOUS HOME plus EXTRA LOT @ 7095 US 224, OTTAWA, OH

PARCEL #1: Very Spacious, 2 Story, Brick & Cedar Wood Exterior, Frame Home, Built in 1980 and offering 5,738 S.F. Living Area w/ 6 Bedrooms, 6 Full & 2 Half Baths, Kitchen & Large Dining Area, Additional Butler's Pantry/ Dinette, Vaulted Ceiling Living Room, Beautiful Open Staircase & Landing, 3 Fireplaces, Family/ Sun Room, Utility Room, Sauna Room, Indoor Pool Area, Master Bedroom & Bath, 2 Half Baths & Den on 1st Floor, 5 Bedrooms & 5 Full Baths on 2nd Floor, Partial Basement, 26'x36' Attached 3 Car Garage, Full Concrete Drive, Nice Yard w/ Mature Trees on a 1.13 Acre Lot in Ottawa Twp w/ Full City Water & Sanitary Sewer, Ottawa-Glandorf Schools, Estimated R.E. Taxes \$2,500.00 Per 1/2 / \$15.46 S.A.,



OPEN HOUSE: SUNDAY * OCTOBER 20, 2024 * 2:00 PM - 4:00 PM

FEATURES

Parcel #1 - Home

- 1980 2 Story Home w/ 5,738 SF Living Area + Basement
- 1.13 +/- Acre Lot
- City Water & Sewer
- AEP Electric & Natural Gas
- Gas Forced Air Heat/ Central Air
- Estimated Home Taxes \$2,500.00 Per 1/2 Year - SA \$15.46 Yr.
- O-G Local School District
- 36'x26' Attached 3 Car Garage
- Full Concrete Drive & Sidewalks
- Large Yard w/ Mature Trees

Parcel #2 - Lot

NOTE: Adjoining 1.67 +/- Acre Lot Being Auctioned as well and Offered Separate then as a whole

- Estimated Lot Taxes \$ 400.00 Per 1/2 Year
- 36' x 24' Pole Building

{Information Believed Correct but Not Warranted}

ROOM SIZES

Main Level

- Kitchen – tile floor 18' x 15'
- Dinette 16' x 11'
- Dining Area – fireplace 26' x 14'
- Butler's Pantry / Dinette 13' x 11'
- Living Room – fireplace - open staircase 25' x 19'
- Family / Sun Room / Bar - fireplace 23' x 24'
- Den 13.7' x 10'
- Master Bedroom 16' x 14'
- Master Bath - tub/shower 12' x 7.9'
- 1/2 Bath #1 9.3' x 4.6'
- 1/2 Bath #2 6' x 5'
- Utility 9.4' x 7.4'
- Sauna 5' x 4'
- Indoor Pool Area 32' x 21'

2nd Level

- Bedroom #1 22'x11'
- Bedroom #2 16' x 14'
- Bedroom #3 15' x 12.5'
- Bedroom #4 16.6' x 16.5'
- Bedroom #5 – balcony – sliding patio doors 19' x 14'
- Bath #1 - shower 7.5' x 5.6 * Bath #2 – shower 6' x 6'
- Bath #3 – shower 6' x 6' * Bath #4 - shower 9.5' x 5.9'
- Bath #5- tub/ shower 12.7 x 7.9

**For Further Info or a Private Showing
Contact; Aaron Siefker ~ 419-235-0789**

NOTE: This Home was previously a Bed & Breakfast but would work well as a large family home. The home does need some updates and improvements. Potential Buyers MUST have any inspections completed before day of auction. Being sold AS-IS Per Buyers own Inspections and Due Diligence.

Information Believed Correct But Not Warranted

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1.67 +/- ACRES POTENTIAL BUILDING LOT w/ POLE BARN



PARCEL #2: 1.67 +/- Acre Potential Building Lot w/ 274' Frontage on US 224, Includes a 24'x36' Pole Barn (was used as Horse Barn or Shop), This Lot has Public Water & Sanitary Sewer. "Hard to Find Lot in O-G Schools", Estimated R.E. Taxes \$400.00 Per 1/2 Year

HOME and BUILDING on 2.8 +/- ACRES * The COMBINATION of 1 & 2

PARCEL #3: Home & 2.8 +/- Acres being the Combination of Parcels 1 & 2 as a Single Unit, Overhead map on back page of this brochure.

"COLLECTIVE BIDDING PROCEDURE USED"

PHOTO GALLERY



For further info contact: AARON SIEFKER (419) 235-0789



KITCHEN VIEWS



LARGE DINING AREA



BUTLER'S PANTRY



LIVING ROOM / FIREPLACE



OPEN STAIRCASE / LANDING



MASTER BEDROOM / BATH



UPSTAIRS BEDROOM w/ BALCANY



UPSTAIRS BATHROOMS & BEDROOMS



UPPER LEVELS BATHROOMS & BEDROOMS



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Parcels 1 & 2 are Offered as a Single Unit in the Combination Parcel of 3
Collective Bidding Procedure will be used for Parcel # 3 Following is the explanation for that procedure

PARCELS vs WHOLE

Collective Bidding and Bid-Off Procedure

1. Parcel prices are established by the auction method and the top bid and bidder number on EACH Parcel is posted.
2. The top bids of the individual parcels are added together in predetermined combinations. ANY BIDDER interested in purchasing a combination may bid as long as they bid at least 1% more than the sum of the individual bids.
3. The top bid and bidder number on the combination is then posted. (If no combination bid is at least 1% higher than the sum of the individual bids, no bid is recorded and that particular combination will not be offered again.)
4. The INDIVIDUALS with the posted bids on the Parcels will then be given the opportunity to collectively bid more than the posted bid on the combination and the combination bidder will be given the opportunity to raise his/her bid until the highest price is achieved. It is the intent of the individual Parcels to work in concert to exceed the bid on the combination and vice versa.
5. This is accomplished using the following procedure:
 - a. Any bidder interested in purchasing a combination may bid as long as they bid at least 1% more than the sum of the individual bids. All bids of at least 1% will be accepted, even if it does not put the bidder in the lead.
 - b. If any Parcel or combination bidder wishes to pass, he/she may do so and an X will be placed next to his/her bid. A bidder may pass only three times and on the third pass his/her bid is frozen, removing the option of increasing his/her bid. However this does not remove the possibility of the bidder being the ultimate purchaser.
 - c. Once all bidding parties have passed three times, the top bid will be determined and recorded. The posted bids will be declared winning bids, but not as sold.

All Decisions of the auctioneer on collective bidding are final!

Conducted By:

SIEFKER REAL ESTATE & AUCTION CO. LTD OTTAWA, OH

AARON SIEFKER, Broker/ Auctioneer
419-538-6184 Office 419-235-0789 Mobile

Dan Limber, Cole Limber, Dan Baker; Assisting Auctioneers



Licensed by the Department of Agriculture



Information Believed Correct But Not Warranted

ADDENDUM "A" to the PURCHASE CONTRACT for FORT JENNINGS STATE BANK 11/10/24
TERMS & CONDITIONS of the FORT JENNINGS STATE BANK REAL ESTATE AUCTION

1. A \$10,000.00 deposit on Parcel #1, \$5,000.00 on Parcel #2, \$15,000.00 if Purchased as Parcel #3 required as down payment upon signing the real estate purchase agreement on day of auction. Balance of the purchase price due on or before December 10, 2024 Not to Exceed December 23, 2024. **THIS OFFER IS NOT CONDITIONED UPON FINANCING. THIS IS A CASH CONTRACT. This offer will remain irrevocable and available to the seller for 5 days after delivery of this offer to the sellers, its counsel, or agent. The Purchase contract cannot be assigned, The EARNEST DEPOSIT IS NON-REFUNDABLE upon acceptance of the contract by the Seller. Unless Closing does not occur due to the fault of the Sellers.**
2. All successful bidders will be required to enter into a purchase contract at the Auction site immediately following the close of the Auction, **Property sells subject to Sellers confirmation.**
3. If any dispute arises between or among bidders, the decision of the Auctioneer shall be final and absolute.
4. Buyer will receive a MARKETABLE TITLE by a Warranty Deed. In Putnam County the Buyer is responsible for Title work or Title Insurance if desired. . In the event a MARKETABLE TITLE cannot be delivered, Seller shall have 180 Days to correct any title defect issue.
5. It is the Buyer's sole responsibility to inspect the property and be satisfied as to its condition prior to bidding, review all property information and due diligence materials, independently verify any information they deem important including information available in public records, review property lines and surveys if any and inquire of public officials as the applicability of and compliance with land use laws, flood maps, ditch assessments, zoning and any other local, state, or federal laws and regulations. ALL Taxed Agriculturally.
6. Closing Costs: The buyer will incur the standard closing costs, as would be the case through any purchase of real estate in the State of Ohio. Seller pays for deed prep deed transfer tax. Taxes Pro-Rated to day of Closing.
7. All proceeds due from Buyer at closing shall be in Cashier's Check or Wire Transfer as required by law.
8. No conditions may be added to the agreement by the purchaser either at the auction or otherwise. The closing will take place on or before the date specified in the Purchase Agreement. At Sellers option closing may be extended.
9. 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.
10. Be advised that the information contained herein is to the best knowledge of the provider or was compiled from Public Information, and is provided to you without warranties or representations of any kind, and the property is offered as is, where is, with all faults and that no warranties or representations are made in connection with the property whatsoever.
11. ***This property is "as is, where is" it is in need of many improvements being SOLD without warranties or guarantees. Any inspections desired by the purchaser are complete. Purchaser has done any due diligence as for any potential future use of this property and cost of public utilities if needed. Sellers will make no improvements of any kind. Property being sold AS-IS and is subject to: Utility Easements/ any and all apparent drainage or other easements and restrictions of record or of use, IF ANY and any Ditch Maintenance after Closing.***
12. **Buyer has not relied upon any statement or representation, expressed or implied, by SELLERS, their agents or employees, in BUYER'S decision to enter into this agreement and to purchase the premises. The provisions of this paragraph shall survive the closing and shall run with the land.**
13. **CLOSING: By December 10, 2024 Not to exceed December 23, 2024 when Title Transfers, Closing May Be Extended at Option of Seller.**
14. **POSSESSION: Possession at CLOSING**
15. To the extent any provisions of this addendum conflicts with the terms or conditions of the contract, the language in the addendum supersedes and controls
16. All bidders at this auction agree they have read and fully understand these terms and conditions and agree to be bound thereby. Any Buyer by placing a bid at the Auction hereby agree to these terms & conditions.
17. ANY ANNOUNCEMENTS DAY OF AUCTION TAKE PRECEDENCE OVER PRINTED MATERIAL.
18. THE ABOVE TERMS AND CONDITIONS ARE TO BE AN ADDENDUM TO THE PURCHASE CONTRACT. THESE TERMS SURVIVE THE CLOSING UNTIL COMPLIED WITH
19. The Contract (and Addendum) contain the entire agreement between the parties and there are no agreements, representations or warranties, oral or written, which are not set forth herein. The Contract may not be amended or modified except by a writing signed by both parties. Time is of the essence.

BUYER'S SIGNATURE

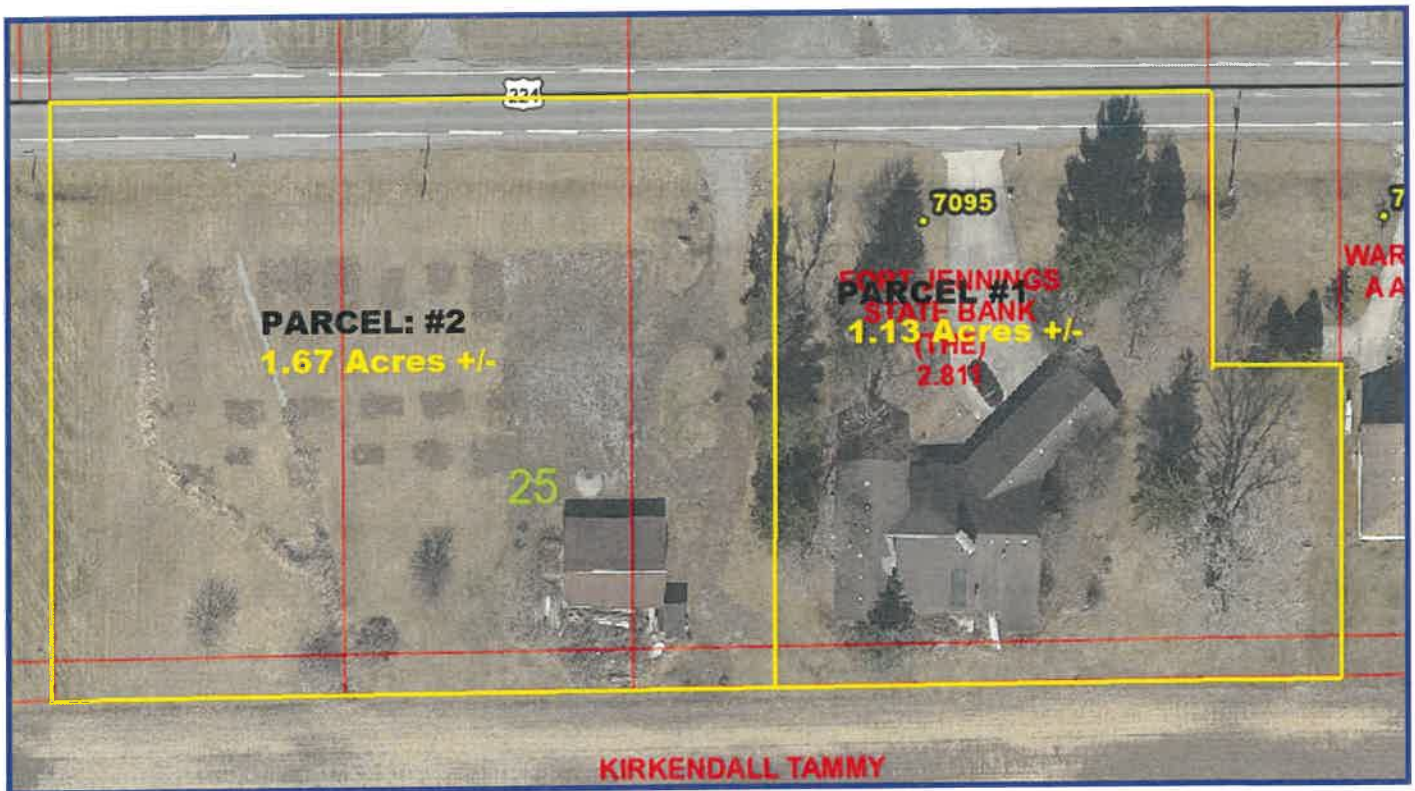
DATE

SELLER'S SIGNATURE

DATE



SIEFKER REAL ESTATE & AUCTION COMPANY
12062 Rd. M-10 * Ottawa, OH * 45875
On the web @ www.siefkerauctions.com



OVERHEAD MAP of 7095 US 224 PROPERTY

AARON SIEFKER, Ohio Real Estate Broker
Find us on the web @ www.siefkerauctions.com
Member of the National & Ohio Real Estate &
Auctioneer Associations