

Siefker Real Estate & Auction Co. Ltd

PUBLIC AUCTION

THURSDAY * APRIL 3rd, 2025 ~ 7:00 PM

29.61 +/- ACRES FARMLAND

Section 4 * Perry Twp * Putnam County, OH

Frontage on St. Rt. 634 & Co. Rd. G-22 – Just North of Dupont, OH

“CONTINENTAL SCHOOL DISTRICT”

“WATCH FOR AUCTION SIGNS”

AUCTION LOCATION: For Your Comfort and Convenience this auction will be held at the
The CONTINENTAL LEGION HALL @ 109 E. Fifth St., CONTINENTAL, OH 45831



THANK YOU FOR YOU CONSIDERATION OF THIS PROPERTY!!!!

Owner: AMY MIKESELL
Scott Basinger, Attorney for Seller

FOR MORE DETAILS OR A PRIVATE SHOWING

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
 12062 Rd. M-10 * Ottawa, OH * 45875
 On the web @ www.siefkerauctions.com

Upcoming Auctions for March - April 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31	1	2	3	4	5

Check out our March - April Auctions
View @ www.siefkerauctions.com

Real Estate @ PUBLIC AUCTION

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Section 4 * Perry Twp * Putnam County, OH

THURSDAY

APRIL 3rd, 2025

7:00 P.M. Sharp!

View on the web

www.siefkerauctions.com

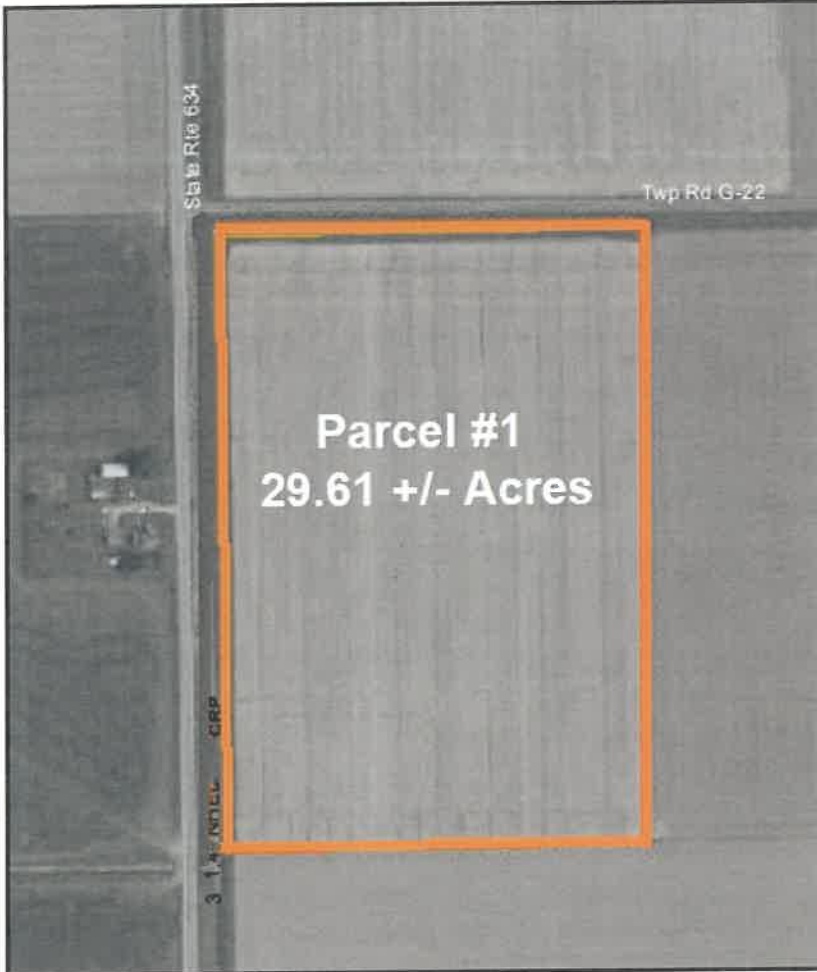
AARON SIEFKER
 Ohio Real Estate Broker
 Find us on the web @ www.siefkerauctions.com
 Member of the National & Ohio
 Real Estate & Auctioneer Associations

Siefker Real Estate & Auction Co. Ltd Ottawa, OH

29.61 +/- ACRES PUTNAM COUNTY OHIO FARMLAND

Section 4 * Perry Twp * Putnam County, OH

Located in the **CONTINENTAL LOCAL SCHOOL DISTRICT**



PARCEL #1:

29.61 +/- Acres in Part of the NW ¼
of the SW ¼ of
Section 4 in Perry Twp.,
Putnam County, Ohio

25.81 Farmable Acres Per FSA,

100% Paulding Soils,

Frontage on Both
St. Rt. 634 and Co. Rd. G-22,

R.E. Taxes \$275.49 Per ½ Year,

Continental Schools

NOTE:

Buyer to be Landlord for 2025 Crop year
Farm is Cash Rented.

Buyer to Receive all 2025 Rents

F.S.A. INFORMATION

WHEAT 6.45 Base Ac. 47 Bu. PLC Yld. SOYBEANS 19.35 Base Ac. 43 Bu. PLC Yld.
25.81 +/- FARMABLE ACRES PER FSA

Offered by:

SIEFKER REAL ESTATE & AUCTION CO. LTD

Ottawa, OH 45875

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



ADDENDUM "A" to the PURCHASE CONTRACT for MIKESELL FARM 4/03/25
TERMS & CONDITIONS of MIKESELL REAL ESTATE AUCTION

1. A 10,000.00 deposit is required on day of the auction. The deposit is due upon signing the real estate purchase agreement on day of auction. Balance of the purchase price will be due not before May 5, 2025. Not to exceed May 20, 2025. **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.**
2. **THIS OFFER IS NOT CONDITIONED UPON FINANCING CONSIDERED A CASH CONTRACT**
The EARNEST DEPOSIT IS NON-REFUNDABLE upon acceptance of the contract by the Seller.
3. 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 Seller's confirmation.**
4. If any dispute arises between or among bidders, the decision of the Auctioneer shall be final and absolute.
5. Buyer will receive a Deed from Sellers Giving MARKETABLE TITLE. (Title opinion to be paid by the Buyers.) In the event a MARKETABLE TITLE cannot be delivered, Seller shall have 180 Days to correct any title defect or marketability issue.
6. **IF BUYER DESIRES OR IS REQUIRED TITLE INSURANCE FOR THEIR LOAN IT IS A BUYERS EXPENSE.**
7. 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, and inquire of public officials as the applicability of and compliance with land use laws, flood maps, future use zoning and any other local, state, or federal laws and regulations.
8. Property Taxed Agriculturally.
9. 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 and deed transfer tax. 2024-2025 Taxes Pro-Rated to Day of Closing.
10. All proceeds due from Buyer at closing shall be in U.S. cash, certified check, or wire transfer as required by law.
11. 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.
12. 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.
13. 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.
14. ***This property is being sold "as is, where is" 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. Subject to: Oil & Gas Leases/ Utility Easements / If Any Property being sold AS-IS subject to any and all apparent drainage or other easements for Septic Discharge and restrictions of record***
15. **CLOSING: May 5, 2025, Not to Exceed May 20, 2025.**
16. **POSSESSION: POSSESSION AFTER HARVEST OF 2025 CROPS,**
FARM IS CASH RENTED - BUYER TO BE LANDLORD FOR 2025 CROP YEAR. BUYER RECEIVES ALL 2025 RENTS
17. **All measurements are approximate with no guarantee of accuracy.**
18. Farm Service Agency rules and regulations apply to any programs affecting this property being sold.
If the purchaser fails to sign up for and/ or makes changes to any FSA program that results in any non-payment, payback or recoupment, that cost will accrue to the purchaser regardless of the intent of the FSA rules and regulations.
19. All bidders at this auction agree they have read and fully understand these terms and conditions and agree to be bound thereby. Buyers by placing a bid at the Auction hereby agree to these terms & conditions.
20. BUYER has not relied upon any statement or representation, express 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.
21. ***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.***
22. ***ANY ANNOUNCEMENTS DAY OF AUCTION TAKE PRECEDENCE OVER PRINTED MATERIAL. THE ABOVE TERMS AND CONDITIONS ARE TO BE AN ADDENDUM TO THE PURCHASE CONTRACT AS WELL AS ADDENDUM "B". ALL THESE TERMS SURVIVE THE CLOSING UNTIL COMPLIED WITH.***

BUYER'S SIGNATURE

DATE

SELLER'S SIGNATURE

DATE