

# Siefker Real Estate & Auction Co. Ltd

## PUBLIC AUCTION

THURSDAY \* MARCH 27<sup>th</sup>, 2025 \* 6:00 P.M.

> **EXCEPTIONAL OPPORTUNITY** <

**176.4 +/- ACRES FARMLAND, HOME & BUILDINGS**

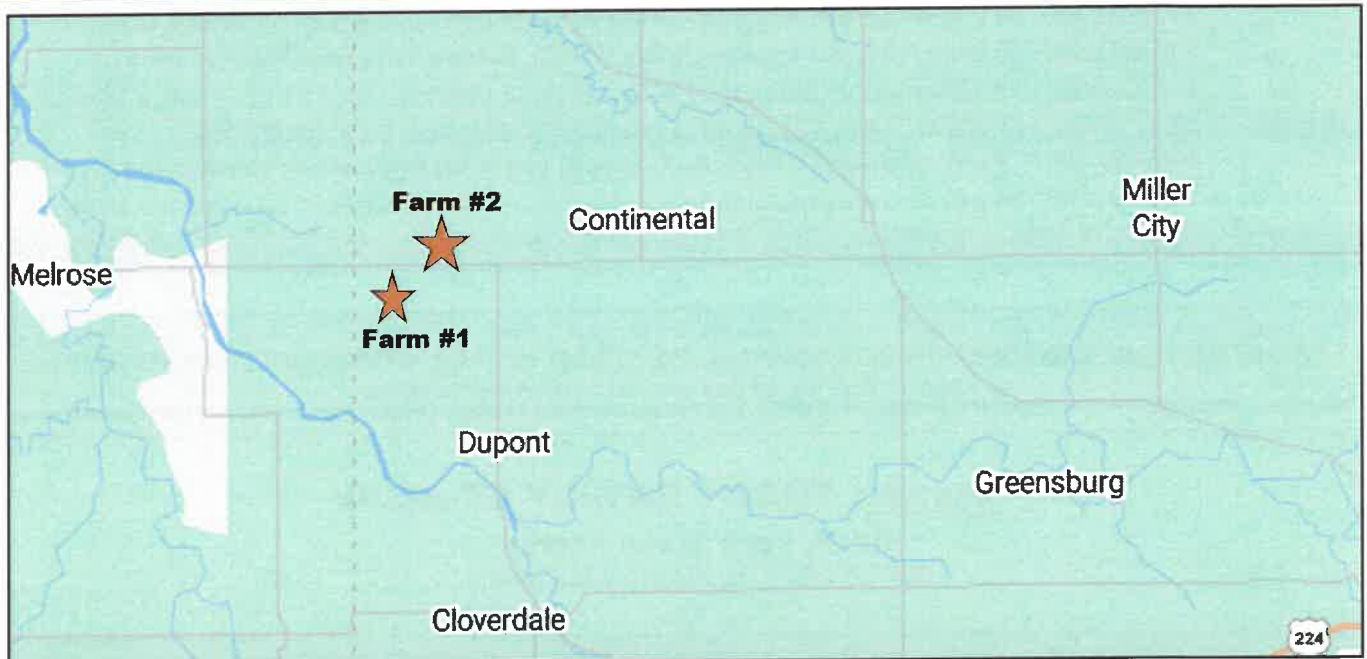
**SECTIONS 29 & 31 of MONROE TWP**

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**2 PUTNAM COUNTY OHIO FARMS OFFERED in 8 PARCELS**

**5 INDIVIDUAL PARCELS + 3 COMBINATIONS / SMALL to LARGE ACREAGE**

**AUCTION LOCATION:** For Your Comfort this Auction will be held at the  
**CONTINENTAL LEGION HALL @ 109 E. Fifth St., Continental, OH 45831**



**HOME & FARMLAND PREVIEW > Sunday \* March 16<sup>th</sup> \* 2:00 – 4:00 PM**

**Owner: TRACY FAMILY ET AL. 6**

**Bill & Faye Tracy Family**  
JEFF HORVATH; Attorney for Sellers

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



**AARON SIEFKER, Broker/ Auctioneer**  
**OTTAWA, OH - Cell (419)-235-0789 Office (419)-538-6184**

~~~~ Find us on the web @ [www.siefkerauctions.com](http://www.siefkerauctions.com) ~~~~



# Siefker Real Estate & Auction Co. Ltd

## PUBLIC AUCTION

**176.4 +/- ACRES of PTNAM COUNTY OHIO FARMLAND**  
**SECTIONS 29 & 31 of MONROE TWP. in PUTNAM COUNTY, OHIO**

**All Parcels Located in the Continental Local School District**

### 2 FARMS offered in 8 PARCELS

5 INDIVIDUAL PARCELS and 3 COMBINATIONS  
Small to Large Acreage Parcels

#### ORDER OF SALE

- FARM #1 >> PARCEL #1: 36.900 +/- Acres Farmland in Section 31 of Monroe Twp. West Field on SR 613  
PARCEL #2: 14.890 +/- Acres Wooded in Section 31 of Monroe Twp. Rear Wooded Acres  
PARCEL #3: 51.790 +/- Acres being the Combination of Parcels 1 & 2 as a SINGLE UNIT  
PARCEL #4: 46.365 +/- Acres Farmland in Section 31 Monroe Twp. East Field on SR 613  
PARCEL #5: 98.155 +/- Acres being the Combination of Parcels 1 thru 4 or 3 & 4 as a SINGLE UNIT
- FARM #2 >> PARCEL #6: 74.455 +/- Acres Farmland in Section 29 of Monroe Twp. on SR 613  
PARCEL #7: 2.000 +/- Acres Home & Buildings @ 23678 SR 613 Section 29 Monroe Twp.  
PARCEL #8: 76.455 +/- Acres being the Combination of Parcels 6 thru 7 as a SINGLE UNIT

**COLLECTIVE BIDDING PROCESS WILL BE USED on ALL COMBINATION PARCELS**  
"See explanation of this process inside this brochure"

**Owner: TRACY FAMILY ET AL. 6**

**Bill & Faye Tracy Family**  
JEFF HORVATH; Attorney for Sellers

MANAGED BY:

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

**AARON SIEFKER, Broker/ Auctioneer**

**Cell (419)-235-0789 Office (419)-538-6184**

**Dan Limber, Cole Limber, Dan Baker; Assisting Auctioneers**

(Licensed by the Ohio Department of Agriculture)



ONLINE @ [www.siefkerauctions.com](http://www.siefkerauctions.com)





# FARM #1 > 98.155 +/- ACRES TOTAL

Section 31 of Monroe Twp ~ Frontage on SR 613 -

## PARCEL #1:

36.9 +/- Acres in the East Part  
of the NW ¼ of Section 31 in  
Monroe Twp.,  
Putnam County, OH

805' Frontage  
South Side of St. Rt. 613

Soils include  
Paulding, Roselm. Del-Rey

Continental Schools,

Estimated R.E. Taxes  
\$304.60 per ½ yr.

## PARCEL #2:

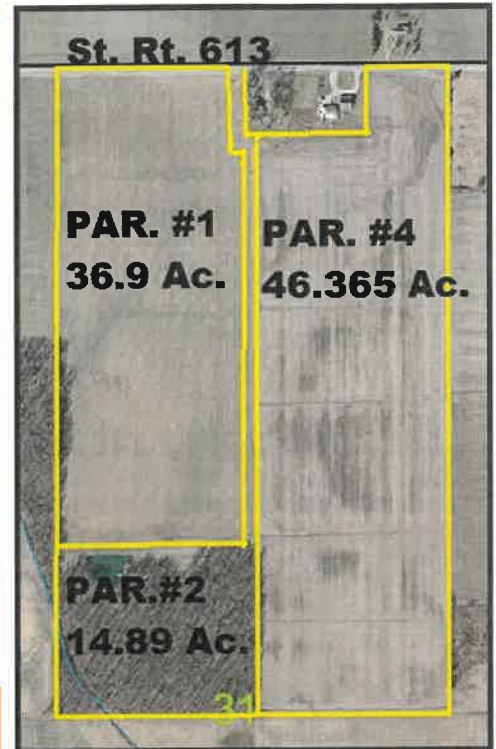
14.89 +/- Acres in the East Part  
of the NW ¼ of Section 31 in  
Monroe Twp.,  
Putnam County, OH

Rear Woods w/ Owned Lane  
Access to St. Rt. 613

Soils include  
Paulding, Roselm, Wabash

Continental Schools,

Estimated R.E. Taxes  
\$46.25 per ½ yr.



## COMBINATION PARCEL #3:

51.79 +/- Acres being the Combination of Parcels 1 & 2  
as a SINGLE UNIT

**"COLLECTIVE BIDDING METHOD USED"**

## PARCEL #4:

46.365 +/- Acres in the West  
Part of the NE ¼ of Section 31  
in Monroe Twp.,  
Putnam County, OH

336' Frontage  
South Side of St. Rt. 613

Soils include Paulding Roselm,  
Merrill & Del Rey

Continental Schools,

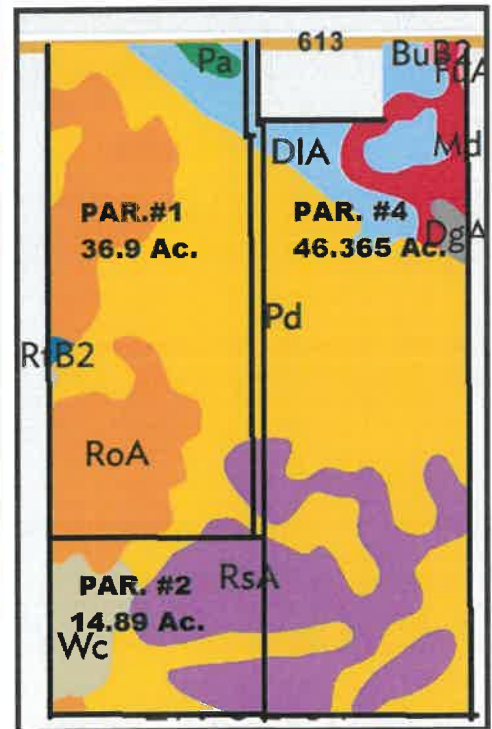
Estimated R.E. Taxes  
\$479.56 Per ½ yr.

## COMBINATION PARCEL #5:

98.15 +/- Acres being the  
Combination of  
Parcels 1, 2 & 4 or 3 & 4  
as a SINGLE UNIT

**"COLLECTIVE BIDDING  
METHOD USED"**

Contact Aaron Siefker  
with any Further Questions  
419-235-0789



SOIL MAP

## FARM #1 > FSA INFORMATION FOR ENTIRE FARM ESTIMATED FSA YIELDS

|                 | BEANS        | WHEAT        |
|-----------------|--------------|--------------|
| 62.8 Base Acres | 36 BPA Yield | 67 BPA Yield |
| 21.0 Base Acres |              |              |

83.7 ESTIMATED TOTAL FARMABLE ACRES PER FSA

# **FARM #2 > 76.455 +/- TOTAL ACRES FARMLAND & WOODS**

Section 29 of Monroe Twp ~ Frontage on St. Rt. 613

## **PARCEL #6:**

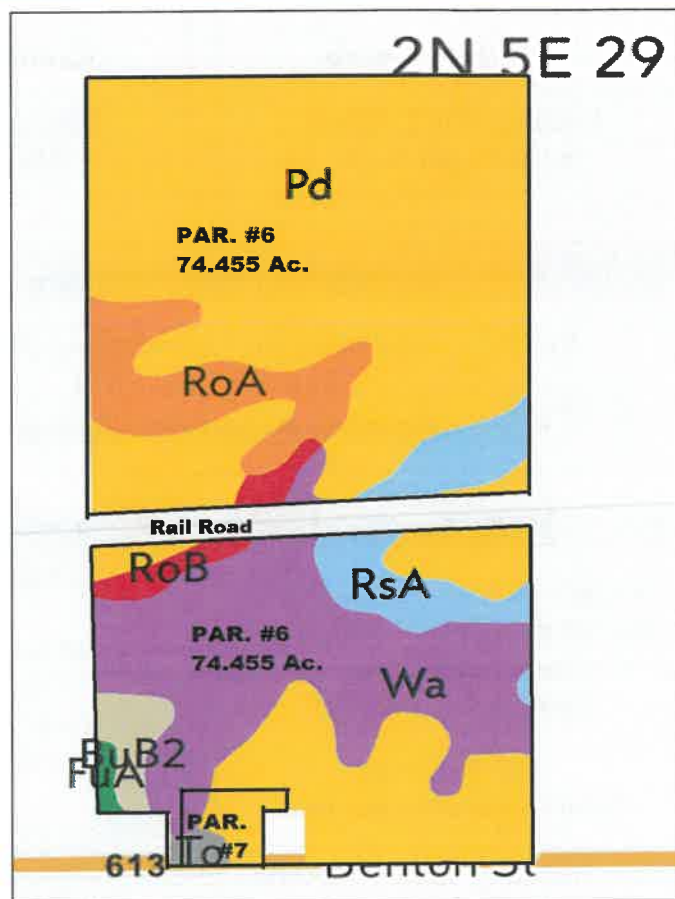
74.455 +/- Acres in the East ½ of the SW ¼ of Section 29 in Monroe Twp., Putnam County, OH,

North of St Rt 613 on Both Sides of the RR tracks,

Soils include Paulding, Roselm & Wabash

Continental Schools,

Estimated R.E. Taxes \$750.00 per ½ yr.



**SOIL MAP**

## **FARM #2 > FSA INFORMATION FOR ENTIRE FARM ESTIMATED FSA YIELDS**

|       |      |            |    |           |
|-------|------|------------|----|-----------|
| BEANS | 53.2 | Base Acres | 35 | BPA Yield |
| WHEAT | 17.7 | Base Acres | 65 | BPA Yield |

72.76 ESTIMATED TOTAL FARMABLE ACRES PER FSA

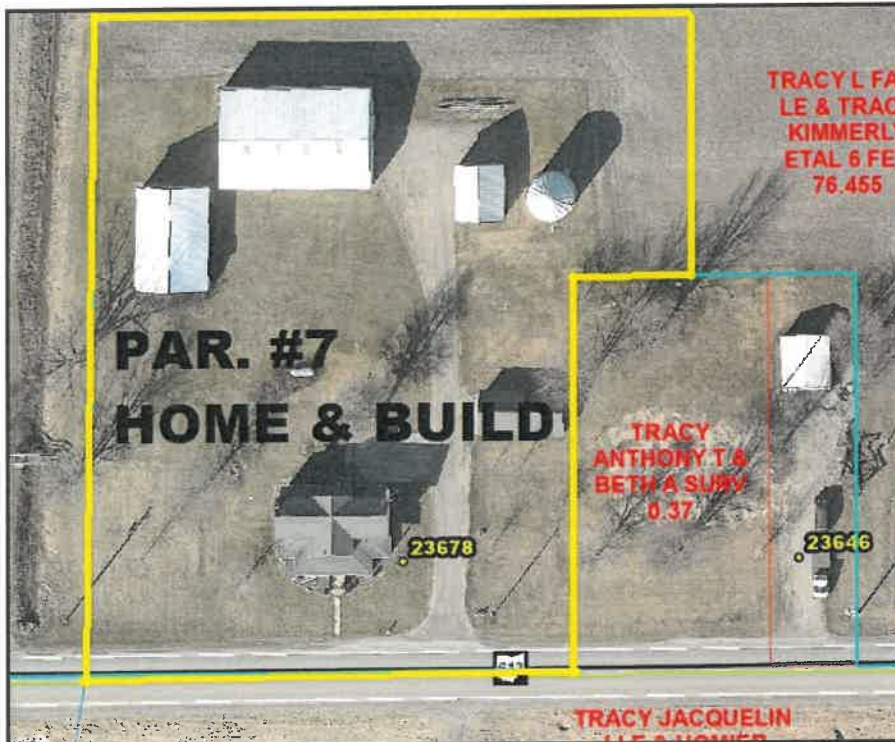


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**NICE COUNTRY PROPERTY @ 23678 SR 613 Continental, Ohio 45831**



## **PARCEL #7:**

**2.00 +/- Acres w/ Home & Buildings in Part of the East ½ of the SW ¼ of Section 29 in Monroe Twp., Putnam County, OH**

**The Nice Front Porch Welcomes You to this 2,080 SF, 2 Story, Frame Home w/ 3 Bedrooms, 2 Baths, Kitchen/ Dinette, Utility, Living Room, Formal Dining, Also Includes a 44'x70' Pole Barn, 19x36' Detached Garage, 30'x44' Storage Shed, 20'x40' Granary and 21'x18' Grain Bin**

**Continental Schools**

**R.E. Taxes Est. \$850.00 Per ½ Yr.**

## **COMBINATION PARCEL #8:**

**76.455 +/- Acres being the Combination of Parcels 6 & 7 as a SINGLE UNIT**

**"COLLECTIVE BIDDING METHOD USED"**

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**Information Believed Correct But Not Warranted**

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**> There are 3 COMBINATION PARCELS <**

**Parcels 1 & 2 as Combination Parcel 3**

**Parcels 1 thru 4 or 3 & 4 as Combination Parcel 5**

**Parcels 6 & 7 as Combination Parcel 8**

**These parcels will be offered as Single Units and then as a Combination Parcel  
Using the "COLLECTIVE BIDDING METHOD"**

**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!**



**ADDENDUM "A" TO OFFER TO PURCHASE CONTRACT**  
**TERMS & CONDITIONS of the TRACY FAMILY ET AL 6 Auction MARCH 27<sup>th</sup>, 2025**

1. A 5% deposit is due upon signing the real estate purchase agreement on day of auction. Balance of the purchase price is due on or before April 27, 2025. Not to Exceed May 12, 2025. **THIS OFFER IS NOT CONDITIONED UPON FINANCING. THIS IS A CASH CONTRACT. 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. The Purchase contract cannot be assigned, The EARNEST DEPOSIT IS NON-REFUNDABLE upon acceptance of the contract by the Seller.**
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 Approval, Sellers would cooperate with a First Time Farmer Program**
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 the event a MARKETABLE TITLE cannot be delivered, Seller shall have 180 Days to correct any title defect or marketability issue. Title Evidence is Buyers Responsibility. If Title Insurance is needed for buyer's loan it is a buyer's expense.
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. 2024 Taxes Pro-Rated to Day of Closing. "In accordance to local custom".
7. All proceeds due from Buyer at closing shall be 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 being sold "as is, where is" without warranties or guarantees. Any inspections desired by the purchaser are complete. Sellers will make no improvements of any kind.***
12. ***Subject to: Oil & Gas Leases if any or Drainage or Utility Easements of Record or of use if any, or Highway Easements if any.***
13. **CLOSING: By April 27 , 2025, Not to exceed May 12, 2025 when Title Transfers, Closing Extended at Option of Seller**
14. **POSSESSION: FARM IS CASH RENTED FOR 2025 Buyer will Receive 2025 Cash Rents FULL Possession After Harvest of 2025 Crops**
15. **All measurements are approximate with no guarantee of accuracy.**
16. Farm Service Agency and Soil & Water rules and regulations apply to any programs affecting this property being sold. If the purchaser makes changes to any FSA or Soil & Water programs or fails to signup that result in any non-payment, payback or recoupment, That cost will accrue to the purchaser regardless of the intent of the rules and regulation of FSA" or Soil & Water.
17. 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.
18. 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. 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.
19. 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.
20. The Contract (and Addenda "A" and "B") 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 CO. LTD

12062 Rd. M-10 \* Ottawa, OH \* 45875

On the web @ [www.siefkerauctions.com](http://www.siefkerauctions.com)

### Upcoming Auctions for March 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   |     |     |     |     |

Check out our March 2025 Auctions  
View @ [www.siefkerauctions.com](http://www.siefkerauctions.com)

**Real Estate @ PUBLIC AUCTION**  
**176.4 +/- ACRES in PUTNAM COUNTY, OH**  
**Offered in 8 Parcels which includes 5 Individual & 3 Combinations**  
**Sections 29 & 31 of Monroe Twp. Putnam County, OH**

**THURSDAY**  
**March 27<sup>th</sup>, 2025**  
**6:00 P.M. Sharp!**

View on the web  
[www.siefkerauctions.com](http://www.siefkerauctions.com)