

Siefker Real Estate & Auction Co. Ltd

PUBLIC AUCTION

TUESDAY * APRIL 1st, 2025 ~ 7:00 P.M. Sharp!

33.526 +/- ACRES QUALITY FARMLAND

Section 22 * Blanchard Twp * Putnam County, OH

Farm located app. 3/4 mile North of Gilboa, OH, North of US 224 on CR 5-F
Frontage on Rd 5-F * Good Soils * 2025 Farming Rights * "WATCH FOR AUCTION SIGNS"

AUCTION LOCATION: For your comfort and convenience this Auction will be held at the
Putnam County Educational Service Center @ 124 Putnam Parkway, OTTAWA, OH 45875
"WATCH FOR AUCTION TODAY SIGNS"



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

Owners: NANSI McCULLOUGH

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 Ottawa, OH

33.526 +/- ACRES QUALITY FARMLAND

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Located in the PANDORA-GILBOA SCHOOL DISTRICT

PARCEL #1:

33.526 +/- Acres in Part of the NW ¼ of Section 22 in Blanchard Twp., Putnam County, OH w/ Mostly Fulton & Toledo Soils, Good Frontage on Rd. 5-F, Pandora-Gilboa Schools, 2025 Farming Rights, \$20,000.00 Deposit Day of Auction w/ Balance due in 30 no more than 45 Days, No Offers Conditioned Upon Financing



FSA INFO "ESTIMATED"

Corn Basis 8.00 Acres
@ 155 Bu. Yld.

Soybean Basis 15.32 Acres
@ 41 Bu. Yld.

Wheat Basis 8.90 Acres
@ 68 Bu. Yld.

32.16 +/- Farmable Acres
Per FSA

For Private Showing,
Terms & Conditions,
Soil Maps or Any Further Info

Contact:
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419-235-0789

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Dan Baker, Dan Limber, Cole Limber; Assisting Auctioneers



Licensed by the Department of Agriculture



ADDENDUM "A" to the PURCHASE CONTRACT for McCULLOUGH FARM 4/01/25
TERMS & CONDITIONS of the NANJI McCULLOUGH REAL ESTATE AUCTION

1. A \$20,000.00 deposit required as down payment upon signing the real estate purchase agreement on day of auction. Balance of the purchase price due on or before May 1, 2025 Not to Exceed May 15, 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 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 Seller's confirmation.**
3. **SELLER WILL COOPERATE WITH 1031 EXCHANGES if NEEDED "However, the 1031 Exchange shall neither delay the Closing nor cause additional expense or liability to the Seller"**
4. If any dispute arises between or among bidders, the decision of the Auctioneer shall be final and absolute.
5. Buyer will receive a MARKETABLE TITLE by a Warranty Deed and Owners Title Policy. In the event a MARKETABLE TITLE cannot be delivered, Seller shall have 180 Days to correct any title defect or marketability issue.
6. 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.
7. 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. 2024-25 Taxes Pro-Rated to Day of Closing "in accordance to local custom".
8. All proceeds due from Buyer at closing shall be in Cashier's Check or Wire Transfer as required by law.
9. 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.
10. 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.
11. 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.
12. ***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. Property being sold AS-IS subject to : Oil, Gas or Utility Leases and/or Easements / any and all apparent drainage or other easements and restrictions of record or of use or any Ditch Maintenance after Closing.***
13. **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.**
14. **CLOSING: By May 1, 2025 Not to exceed May 15, 2025 when Title Transfers, Closing May Be Extended at Option of Seller.**
15. **POSSESSION: Upon Closing**
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 sign up that result in any non-payment, payback or recoupment, Buyer MUST Complete Any CRP Contracts on any of these parcels. If Buyer does not complete contract that cost will accrue to the purchaser regardless of the intent of the rules and regulation of FSA" or Soil & Water for not completing ALL CRP Contracts.
17. 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
18. 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.
20. THE ABOVE TERMS AND CONDITIONS ARE TO BE AN ADDEDUM TO THE PURCHASE CONTRACT, ALL THESE TERMS SURVIVE THE CLOSING UNTIL COMPLIED WITH
21. The Contract (and Addenda "A") 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

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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 Ohio Real Estate Broker
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 Member of the National & Ohio
 Real Estate & Auctioneer Associations