

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

PUBLIC AUCTION

WEDNESDAY * SEPTEMBER 10th, 2025 ~ 7:00 P.M.

113.33 +/- ACRES FARMLAND & WOODLAND

Being offered in 4 Individual Parcels PLUS 2 Combinations

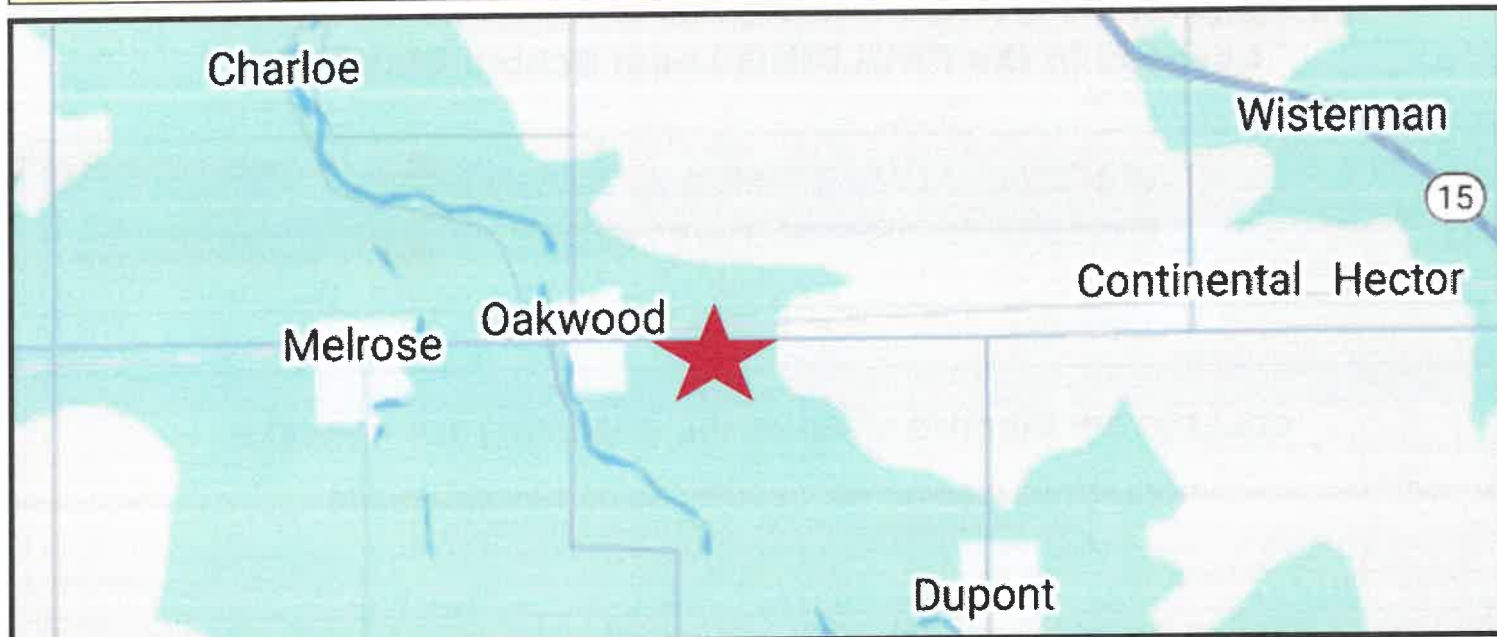
SECTIONS 25, 26 & 36 of BROWN TWP. in PAULDING COUNTY, OH

Frontage on Twp Roads T-211 & T-86 and St Rt 613

"Paulding Schools"

"WATCH FOR AUCTION SIGNS"

**AUCTION LOCATION: The Continental American Legion Hall @ 109 E. Fifth St.,
CONTINENTAL, OH 45831 "Watch for Auction Today Signs"**



Owner: CATHERINE MATSON ESTATE

Paulding County Ohio Probate Case # 2025-1034

WILMA BLAND, Executor

JEFF HOLTSBERRY, Attorney

For TERMS or FURTHER INFO Contact:

DAN LIMBER, Listing Auctioneer (419)-576-2717



AARON SIEFKER, Broker & Auctioneer

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

Find us on the web @ www.siefkerauctions.com

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PUBLIC AUCTION

**113.33 +/- TOTAL ACRES
FARMLAND & WOODLAND**

SECTIONS 25, 26, & 36 of BROWN TWP. in PAULDING COUNTY, OH

Frontage on Twp Roads T-211 & T-86 & St. Rt. 613

OFFERED in 4 PARCELS plus 2 COMBINATIONS

Located in the PAULDING Local School District

**113.33 +/- ACRES FARM & WOOD LAND
Possession after Harvest of 2025 Crops**

COLLECTIVE BIDDING USED on the COMBINATION PARCELS

**COLLECTIVE BIDDING PROCEDURE INSIDE THIS BROCHURE
CALL DAN LIMBER WITH ANY QUESTIONS ~ 419-576-2717**

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Ottawa, OH * 45875

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Cole Limber, Kendra Limber, Dan Baker; Assisting Auctioneers

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40 +/- ACRES FARMLAND * FRONTAGE on RD. 86

PARCEL #1: 40 +/- Acres in the SW ¼ of the SE ¼ of Section 36 in Brown Twp., Paulding County, Ohio. Located app. 1 Mile East of Oakwood, Ohio on SR 613 and 1 Mile South on Twp. Rd. T-211, Mostly Paulding w/ Some Fulton & Haskins Soils, App. 4.8 Acres Rear Woods, Frontage on Both Rd. T-211 and Rd. T-86, Paulding Schools, Estimated R.E. Taxes \$288.35 per ½ yr.

FSA INFORMATION PARCEL #1

	Base Ac.	PCL. Yield
WHEAT	9.60 Ac	61 Bu
CORN	9.30 Ac	105 Bu
BEANS	18.5 Ac	33 Bu

39.3 FARMABLE ACRES per FSA

4.8 +/- ACRES WOODS per FSA



38.49 +/- ACRES FARMLAND * FRONTAGE on RD. 211

PARCEL #2: 38.49 +/- Acres in the NW ¼ of the SE ¼ (Except Home Lot) of Section 36 in Brown Twp., Paulding County, Ohio. Located 1 Mile East of Oakwood on SR 613 to Rd. T-211 South to Farm, 100% Paulding Soils, App. .58 Acres Woods, Paulding Schools, Estimated R.E. Taxes \$312.63 per ½ yr.

FSA INFORMATION PARCEL #2

	Base Ac.	PCL. Yield
WHEAT	5.70 Ac	61 Bu
CORN	8.10 Ac	105 Bu
BEANS	18.9 Ac	33 Bu

34.41 FARMABLE ACRES per FSA

.58 +/- ACRES WOODS per FSA

78.49 +/- ACRES FARMLAND * COMBINATION of PARCELS 1 & 2

PARCEL #3: 78.49 +/- Acres being the COMBINATION of Parcels 1 & 2 as a SINGLE UNIT
"COLLECTIVE BIDDING PROCEDURE USED"

Information Believed Correct But Not Warranted

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22 +/- ACRES FARMLAND * FRONTAGE on St. Rt. 613

PARCEL #4: 22 +/- Acres in Part of the South Part of the SW ¼ of Section 25 in Brown Twp., Paulding County Ohio. Farm Located app. 1 Mile East of Oakwood, Ohio, Frontage on SR 613, Paulding, Roselm, Haskins & Fulton Soils, Paulding Schools, Estimated R.E. Tax \$153.08 Per ½ Yr.

FSA INFORMATION PARCEL #4

	Base Ac.	PCL. Yield
WHEAT	5.70 Ac	61 Bu
CORN	8.10 Ac	105 Bu
BEANS	18.9 Ac	33 Bu

21.02 FARMABLE ACRES per FSA

12.84 +/- ACRES FARMLAND * FRONTAGE on St. Rt. 613

PARCEL #5: 12.84 +/- Acres in Part of the South Part of the SE ¼ of Section 26 in Brown Twp., Paulding County, Ohio. Located app. ½ Mile East of Oakwood, Ohio w/ Frontage on SR 613, Fulton & Paulding Soils, Paulding Schools, R.E. Tax Estimated \$92.63 Per ½ Year

FSA INFORMATION PARCEL #5

	Base Ac.	PCL. Yield
WHEAT	2.20 Ac	61 Bu
CORN	3.20 Ac	105 Bu
BEANS	7.30 Ac	33 Bu

12.70 FARMABLE ACRES per FSA

34.84 +/- ACRES FARMLAND * COMBINATION of PARCELS 4 & 5

PARCEL #6: 34.84 +/- Acres being the COMBINATION of Parcels 4 & 5 as a SINGLE UNIT
"COLLECTIVE BIDDING PROCEDURE USED"

Information Believed Correct But Not Warranted

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**Parcels 1 & 2 are Offered as a Single Unit in the Combination Parcel of 3
Parcels 4 & 5 are Offered as a Single Unit in the Combination Parcel of 6**

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!

THANK YOU FOR YOUR INTEREST IN THIS AUCTION!

For further info contact: DAN LIMBER, Listing Auctioneer @ (419) 576-2717

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REAL ESTATE TAXES

Real Estate Taxes Estimated & TBD

(Taxes will be pro-rated if parcels sell separate)

FSA INFORMATION

FOR ALL PARCELS COMBINED

Paulding, Fulton, Haskins & Roselm Soils

107.43 +/- TOTAL FARMABLE ACRES per FSA

5.38 TOTAL ACRES WOODLAND per FSA

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

FOR FURTHER INFO view on the web @ www.siefkerauctions.com

Or contact: DAN LIMBER @ 419-576-2717

Owner: **CATHERINE MATSON ESTATE**
WILMA BLAND, Executor

Conducted By:

SIEFKER REAL ESTATE & AUCTION CO. LTD OTTAWA, OH

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Licensed by the Department of Agriculture



Information Believed Correct But Not Warranted

ADDENDUM "A" to the PURCHASE CONTRACT for MATSON 9/10/25
TERMS & CONDITIONS of the CATHERINE MATSON ESTATE REAL ESTATE AUCTION

1. A 10,000.00 deposit is required on each of parcels 1 & 2 and \$20,000 on parcel 3. \$5,000.00 on each of parcels 4 & 5 and \$10,000 on parcel 6. The deposit is due upon signing the real estate purchase agreement on day of auction. Balance of the purchase price will be due on or before October 10, 2025, Not to Exceed October 27, 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; IT IS CONSIDERED A CASH CONTRACT. 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, SELLER WILL COOPOERATE WITH 1031 EXCHANGES IF NEEDED "However, the 1031 Exchange shall neither delay the Closing nor cause additional expense or liability to 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 BUYER'S 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. Property Taxed Agriculturally.
8. 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.
9. All proceeds due from Buyer at closing shall be in U.S. cash, certified check, or wire transfer as required by law.
10. 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.
11. 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.
12. 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.
13. ***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 and restrictions of record or of use.***
14. BUYER has not relied upon any statement or representation, express or implied, by SELLERS, their agents or employees, in BUYER'S Decision to purchase the premises, these terms run with the land.
15. **CLOSING:** By October 10, 2025, Not to Exceed October 27, 2025. Closing May Be Extended at Option of Seller.
16. **POSSESSION:** POSSESSION at closing "except" for Parcel 4 and any combination including Parcel 4 which possession will be after Harvest of the 2024 crops.
17. **All measurements are approximate with no guarantee of accuracy. Farm Sold by NEW Survey Legal Descriptions**
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 result 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. ***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.***
21. **ANY ANNOUNCEMENTS DAY OF AUCTION TAKE PRECEDENCE OVER PRINTED MATERIAL.**
22. **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.**
23. 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.



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On the web @ www.siefkerauctions.com

Upcoming Auctions for September 2025

Sun	Mon	Tue	Wed	Thu	Frid	Sat
	1	2		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				

Real Estate @ PUBLIC AUCTION
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Sections 25, 26 & 36 of Brown Twp. in Paulding County, OH

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Member of the National & Ohio
Real Estate & Auctioneer Associations