

Siefker Real Estate & Auction Co. Ltd

PUBLIC AUCTION

MONDAY * SEPTEMBER 15th, 2025 * 7:00 P.M.

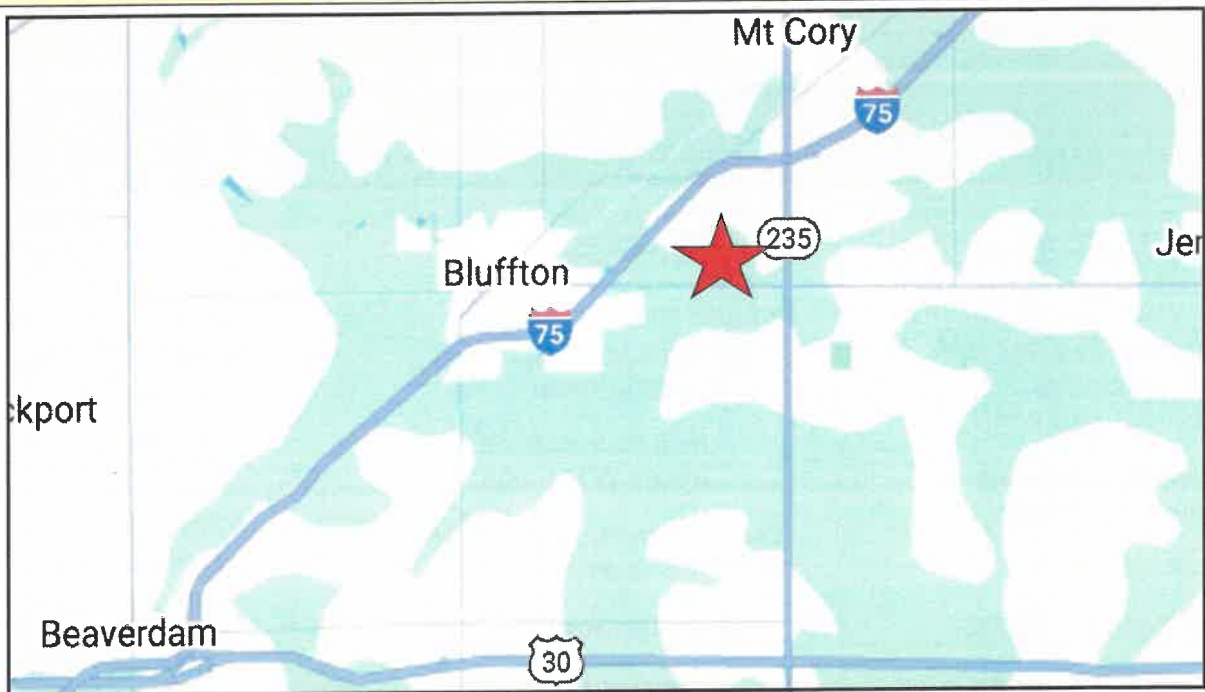
> **EXCEPTIONAL OPPORTUNITY** <

120.97 +/- ACRES HANCOCK COUNTY FARMLAND

SECTION 4 of ORANGE TWP in HANCOCK COUNTY, OH

OFFERED in 3 INDIVIDUAL PARCELS PLUS 2 COMBINATIONS

AUCTION LOCATION: For Your Comfort this Auction will be held at the BLUFFTON MIDDLE SCHOOL CAFETERIA @ 116 S. Jackson St., Bluffton, OH 45817 ~ "Watch For Auction Today Signs"



THANK YOU FOR YOUR INTEREST IN THIS PROPERTY!

Owner: HARTMAN FAMILY IRREVOCABLE TRUST

Cheryl Eastman / Jeanette Brush, Co-Trustees

Scott Basinger; 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

Dan Limber, Cole Limber, Dan Baker; Assisting Auctioneers

(Licensed by the Ohio Department of Agriculture)

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

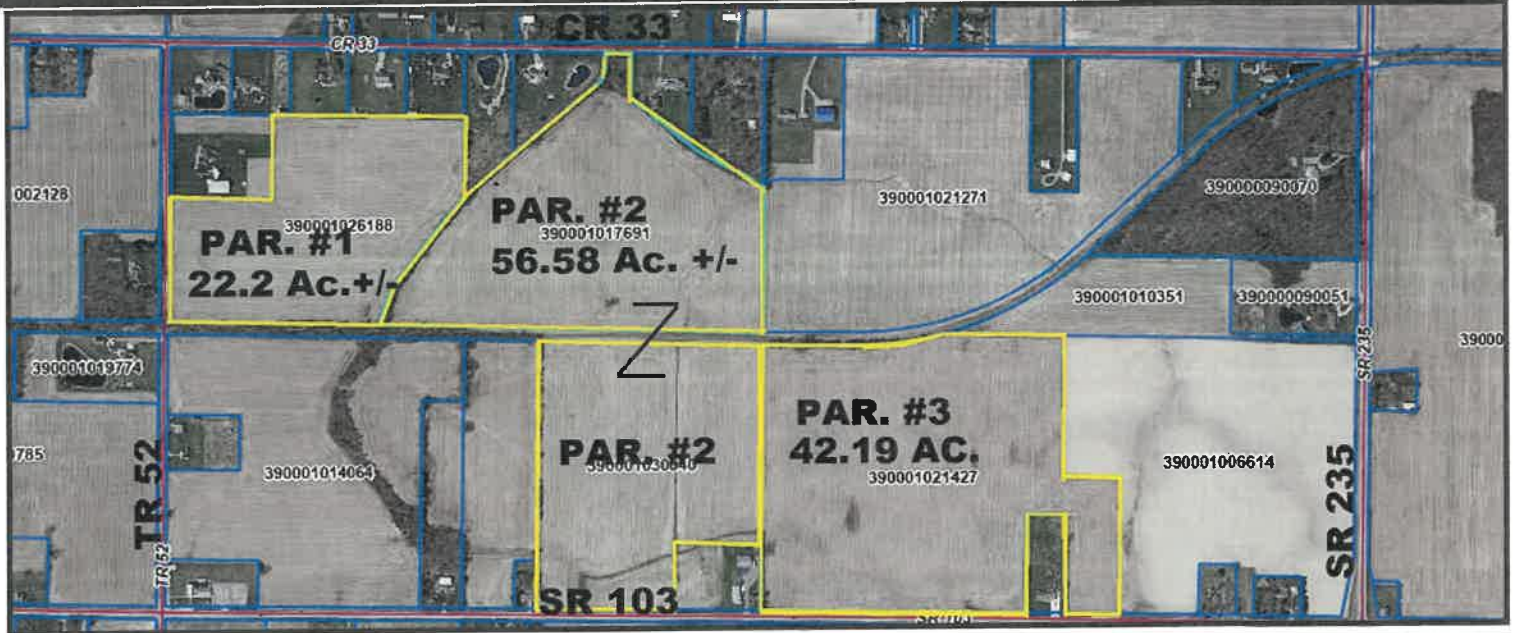


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## 120.97 +/- ACRES TOTAL FARMLAND

Section 4 of Orange Twp in Hancock County, OH ~ Frontage on Twp Rd. 52 and St. Rt. 103

**Offered in 5 Parcels 3 Individuals and 2 Combinations**



> FOR TERMS, TILE MAPS or FURTHER INFO > Contact: AARON SIEFKER @ 419-235-0789 <

### PARCEL #1:

22.2 +/- Acres in Part of the NW ¼ of the SW ¼ of Section 4, North of St. Rt. 103 on Twp. Rd. 52 in Orange Twp., Hancock County, OH  
Good Soils including Blount & Pewamo,  
Frontage on Rd. 52,  
Cory Rawson Schools,  
Estimated R.E. Taxes \$252.72 per ½ yr.

### PARCEL #2:

56.58 +/- Acres in Part of the Middle Part of the South ½ of Section 4 in Orange Twp, Hancock County, OH  
Good Soils including Blount & Pewamo,  
Frontage on St. Rt. 103 East of Bluffton & Access from Rd. 33,  
Cory Rawson Schools,  
Estimated R.E. Taxes \$629.26.00 per ½ yr.

### PARCEL #3:

42.19 +/- Acres in Part of the West Part of the South ½ of the SE ¼ of Section 4 in Orange Twp., Hancock County, OH  
Good Soils including Blount & Pewamo,  
Frontage on St. Rt. 103 East of Bluffton,  
Cory Rawson Schools,  
Estimated R.E. Taxes \$418.02 Per ½ Yr.  
(This parcel will be newly surveyed)

### PARCEL #4:

COMBINATION PARCEL: 98.77 +/- Acres being the Combination of Parcels 2 & 3 as a Single Unit.

### PARCEL #5:

COMBINATION PARCEL: 120.97 +/- Acres being the Combination of Parcels 1 - 3 or 1 & 4 as a Single Unit.

## "COLLECTIVE BIDDING METHOD USED ON COMBINATION PARCELS"

### FSA INFORMATION FOR ENTIRE FARM ESTIMATED

|       |                  |
|-------|------------------|
| CORN  | 43.94 Base Acres |
| BEANS | 43.55 Base Acres |
| WHEAT | 28.54 Base Acres |

### 119.65 TOTAL FARMABLE ACRES PER FSA

|               |
|---------------|
| 128 BPA Yield |
| 40 BPA Yield  |
| 68 BPA Yield  |



**ADDENDUM "A" TO OFFER TO PURCHASE CONTRACT for HARTMAN AUCTION**  
**TERMS & CONDITIONS of the Hartman Family Irr. Trust Auction SEPTEMBER 15<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 October 15, 2025. Not to Exceed October 30, 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. 2025 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 October 15, 2025, Not to exceed October 30, 2025 when Title Transfers, Closing Extended at Option of Seller
14. **POSSESSION:** FULL Possession Upon Closing, or After Harvest of 2025 Crops Whichever is later,
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 sign up 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**

**THANK YOU FOR YOUR INTEREST IN THIS PROPERTY**



**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 September 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  |     |     |     |     |

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

## Real Estate @ PUBLIC AUCTION

**120.97 +/- ACRES in HANCOCK COUNTY, OH**

**Offered in 5 Parcels which includes 3 Individual & 2 Combinations**

**Section 4 of Orange Twp in Hancock County, OH**

**MONDAY**  
**September 15<sup>th</sup>, 2025**  
**7:00 P.M. Sharp!**

View on the web  
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