

# Siefker Real Estate & Auction Co. Ltd

## PUBLIC AUCTION

**TUESDAY \* SEPTEMBER 24<sup>th</sup>, 2024 ~ 7:00 PM**

**40 +/- ACRES VERY GOOD FARMLAND**

**Section 35 \* Monterey Twp \* Putnam County, OH**

**Frontage on County Road 27 Between Roads "R" & "S"**

3½ Miles NW of Delphos, OH or 4 Miles SW of Ottoville, OH

**"OTTOVILLE SCHOOL DISTRICT"**

**"WATCH FOR AUCTION SIGNS"**

**AUCTION LOCATION:** For Your Comfort and Convenience this auction will be held at the  
**THE DELPHOS EAGLES HALL @ 1600 E. 5<sup>th</sup> St., DELPHOS, OH 45833**



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

**Owner: KAVERMAN FAMILY Et. Al.**

Sharon Stechschulte, Jane Horstman, Elaine Luersman  
Nick Clark, 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](http://www.siefkerauctions.com)*



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

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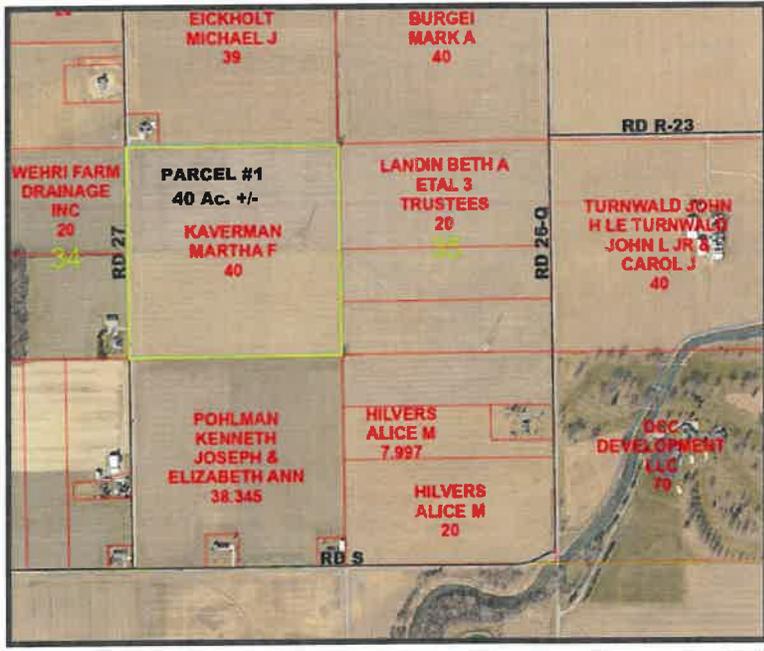
## 40 +/- ACRES PUTNAM COUNTY OHIO FARMLAND Section 35 \* Monterey Twp \* Putnam County, OH

Located in the OTTOVILLE LOCAL SCHOOL DISTRICT

### PARCEL #1:

40 +/- Acres of Farmland in the NW ¼ of the SW ¼ of Section 35 in Monterey Twp., Putnam County, OH w/ Mostly Hoytville Soils, Little Waste - Mostly Farmable, Tiled in the 1980's per Family, Excellent Frontage on Putnam Co. Rd. 27 Between Roads "R" and "S", Full Possession Upon Closing Subject to Harvest of 2024 Crops by Tenant Farmer, Power Tower Easement, R.E. Taxes; \$724.99 Per ½ Yr w/ \$95.48 S.A. Per Yr, Ottoville Schools, "GOOD PRODUCTIVE FARM - EXCELLENT LOCATION"

NOTE: There will be a deed restriction of No Commercial Livestock or Poultry Grown or Raised on this Farm.



### F.S.A. INFORMATION

CORN 19.75 Base Ac. 125 Bu. PLC Yld. SOYBEANS 19.75 Base Ac. 42 Bu. PLC Yld.  
FSA FARMABLE ACRES 39.6 +/- Acres

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 KAVERMAN FAMILY FARM LLC 9/24/24**  
**TERMS & CONDITIONS of KAVERMAN REAL ESTATE AUCTION**

1. A 30,000.00 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 October 24, 2024. Not to exceed November 9, 2024. **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 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: October 24, 2024, Not to Exceed November 9, 2024. Sellers will cooperate with a Buyers First Time Farmer Program**
16. **POSSESSION: POSSESSION UPON CLOSING SUBJECT TO HARVEST OF 2024 CROPS BY TENANT FARMER.**
17. **SELLER KEEPS ALL 2024 INCOMES**
18. **All measurements are approximate with no guarantee of accuracy.**
19. **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.
20. **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.
21. **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** \_\_\_\_\_



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12062 Rd. M-10 \* Ottawa, OH \* 45875  
On the web @ [www.siefkerauctions.com](http://www.siefkerauctions.com)

### Upcoming Auctions for September 2024

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 Auctions**  
**View @ [www.siefkerauctions.com](http://www.siefkerauctions.com)**

## Real Estate @ PUBLIC AUCTION

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**7:00 P.M. Sharp!**

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AARON SIEFKER  
Ohio Real Estate Broker  
Find us on the web @ [www.siefkerauctions.com](http://www.siefkerauctions.com)  
Member of the National & Ohio  
Real Estate & Auctioneer Associations