

Auction Sale

For your convenience this farmland auction will be conducted at the Miller City Sportsmen Club, located on St. Rt. 108, Miller City, Ohio.

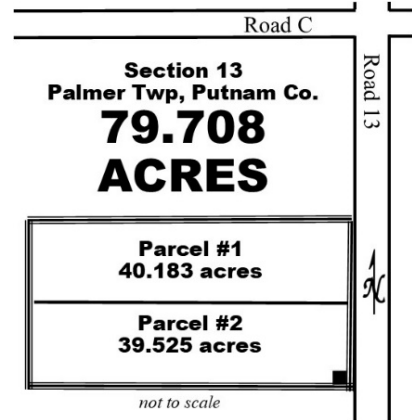
79.708 ACRES

WED. OCT 16, 2024 at 7:00 pm

PARCEL #1: Located on Putnam County **Road 13**, ¼ miles south of Putnam County **Road C** and being **40.183 acres**, +/- located in Section 13, Palmer Twp. Putnam County, Ohio. Tax ID #33-006130.0000
This farm consists of all productive Latty type soil.

PARCEL #2: Located on Putnam County **Road 13**, ¼ miles south of Putnam County **Road C** and being **39.525 acres**, +/- located in Section 13, Palmer Twp. Putnam County, Ohio. Tax ID #33-006120.0000
This farm consists of all productive Latty type soil.

PARCEL #3: Offered as one unit consisting of 79.708 acres



IMMEDIATE POSSESSION: Sellers will grant purchaser(s) immediate possession (subject only to the current bean harvest). The purchaser, if the current harvest is completed, can begin any fall farm tillage if so desired (even before the closing) and as early as **Thursday, October 17, 2024**

NOTES: There are no tile maps for these parcels, but the farms were ditched with drainage tile in the 1970's. The two farms have recently been surveyed and F.S.A. information is available upon request.

PURCHASE RESTRICTIONS: The purchase is made and is to be accepted with the understanding that use of the property conveyed is restricted to either residential or agricultural purposes only. If it is used for agricultural purposes, the use will be limited to the cultivation of crops (defined as plants or plant products that can be grown and harvested extensively for profit or subsistence) only and similar endeavors relating to the land and its use for growing crops. Notwithstanding the foregoing, the use of the land shall specifically exclude animal husbandry, dairying, the raising of livestock or fowl, or any other type of arrangement where animals are reared, bred, or raised for any type of product. This restriction will be deemed a covenant running with the land and will be for the benefit of and be enforceable by grantor, grantor's heirs or assigns.

TERMS ON ALL PARCELS: \$15,000 down on each parcel (\$30,000 if sold as one unit) and balance due within 45 days. All financing must be in place as these properties are not being sold subject to financing. Talk to your banker, make your financial arrangements and come prepared to bid and buy. These farms are being offered at auction for the high dollar subject only to the confirmation of the sellers.

Carol Schroeder and Marie Cass, owners

From the Estate of their father, Bill Niese
Amber Niese, Attorney for the Sellers

The multi-parcel collective fair bidding process will be used for this auction

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