

107^{+/-} ACRES 1 TRACT

AUCTION

MARCH 7TH • 6:30 PM

EAGLES NEST HALL • 210 JEFFERSON ST • OAK HARBOR, OH 43449

CROPLAND

BENTON TOWNSHIP • OTTAWA COUNTY
91^{+/-} TILLABLE • 10^{+/-} WOODED

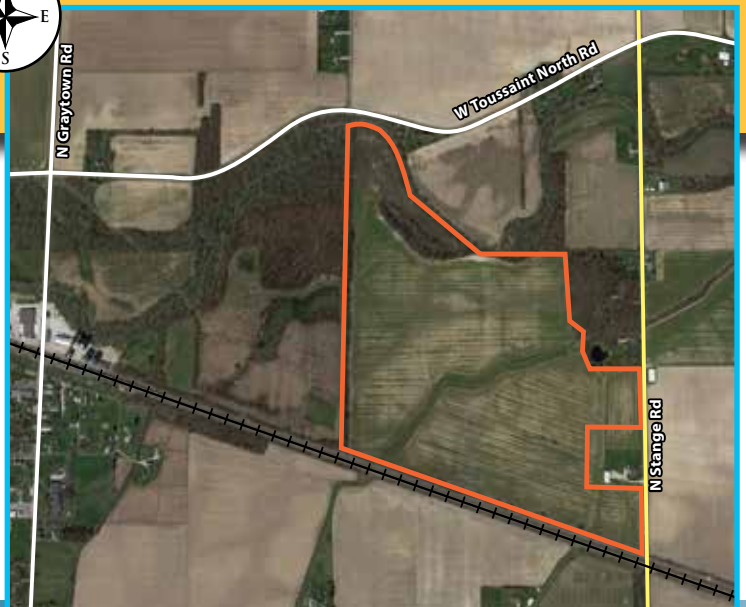
LOCATION: WEST SIDE OF STANGE RD BETWEEN TRUE RD
AND TOUSSAINT RD

ZONING: A-3 AGRICULTURAL

TOPOGRAPHY: LEVEL

SCHOOLS: BENTON CARROLL SALEM SCHOOL DISTRICT

ANNUAL TAXES: \$2,889.14



OWNER: PAJAK TRUSTS



BRETT SALVERS
BOWLING GREEN, OH
419.806.5643
BRETT@HALDERMAN.COM



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1 TRACT

CROPLAND

SOILS

Code	Soil Description Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.	Acres	Percent of field	NonIrr Class Legend
NpA	Nappanee silty clay loam, 0 to 3 percent slopes	56.18	61.9%	
HcA	Hoytville silty clay loam, 0 to 1 percent slopes	32.63	36.0%	
SbC2	St. Clair silty clay loam, 4 to 12 percent slopes, eroded	1.28	1.4%	
Sh	Shoals silt loam, frequently flooded	0.62	0.7%	



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TERMS & CONDITIONS:

AUCTIONEER: RUSSELL D. HARMEYER, OH Auct. Lic.# 2001014575

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, OH Auct. Lic. # 2001014575) will offer this property at public auction on March 7, 2017, at 6:30 PM, 107 acres, more or less, will be sold at the Eagles Nest Hall, Oak Harbor, OH. This property will be offered as one single unit. Each bid shall constitute an offer to purchase and the final bid, if accepted by the Sellers, shall constitute a binding contract between the Buyer and the Sellers. The auctioneer will settle any disputes as to bids and his decision will be final. To place a confidential phone, mail or wire bid, please contact Brett Salyers at 419-806-5643 at least two days prior to the sale.

ACREAGE: The acreages listed in this brochure are estimates taken from the county auditor's records, deeds, FSA records and/or aerial photos.

SURVEY: A survey is being completed, the cost of which will be shared 50/50 by the Sellers and the Buyer.

DOWN PAYMENT: 10% of the accepted bid down on the day of the auction with the balance due at closing. The down payment must be in the form of personal check, cashier's check, cash or corporate check. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. BE SURE YOU HAVE FINANCING ARRANGED, IF NECESSARY, AND ARE CAPABLE OF PAYING CASH AT CLOSING.

APPROVAL OF BIDS: The Sellers reserve the right to accept or reject any and all bids. The successful bidder must enter into a purchase agreement the day of the auction, immediately following the conclusion of the bidding.

DEED: The Sellers will provide a Trustee's Deed at closing.

EVIDENCE OF TITLE: The Sellers will provide an Attorney's Certificate of Title to the Buyer. If any buyer elects to purchase title insurance or Lender's Policy, the cost thereof shall be at buyer's sole expense. If the title is not marketable, then the purchase agreement is null and void prior to the closing, and the Broker will return the Buyer's earnest money.

CONSERVATION RESERVE PROGRAM: CRP payments will be prorated to the day of deed recording by Ottawa-Lucas East County FSA, using the fiscal year of October 1 to September 30. The Buyer(s) will receive all responsibility for the maintenance of the CRP land in the future. If the Buyer(s) remove any acres from the CRP contract, that Buyer is solely responsible for repayment of all received payments, interest and penalties. There are 2.34 acres of CRP that expires 2023. Annual payment of \$296.00.

CLOSING: The closing shall be on or before April 7, 2017. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of land will be at closing.

REAL ESTATE TAXES: Real estate taxes are \$2,889.14. The Sellers will pay the 2016 taxes due and payable in 2017. The Buyer will pay the 2017 taxes due and payable in 2018 and all taxes thereafter. Any CAUV recoupment shall be Purchaser's responsibility.

MINERAL RIGHTS: All mineral rights owned by the Sellers will be conveyed to the Buyer.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigation, inquiries and due diligence concerning the property. Further, Sellers disclaim any and all responsibility for bidder's safety during any physical inspections of the property. No party shall be deemed to be invited to the property by HRES or the Sellers.

AGENCY: Halderman Real Estate Services Inc., Russell D. Harmeyer, Auctioneer, and their representatives, are exclusive agents of the Sellers.

DISCLAIMER: All information contained in this brochure and all related materials are subject to the Terms and Conditions outlined in the purchase agreement. This information is subject to verification by all parties relying upon it. No liability for its accuracy, errors or omissions is assumed by the Sellers or HRES. All sketches and dimensions in this brochure are approximate. ANNOUNCEMENTS MADE BY HRES AND/OR THEIR AUCTIONEER AT THE AUCTION DURING THE TIME OF THE SALE TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIALS OR ANY OTHER ORAL STATEMENTS MADE. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Sellers or HRES. Each prospective bidder is responsible for conducting his/her independent inspections, investigations, inquiries and due diligence concerning the property. Except for any express warranties set forth in the sale documents, Buyer(s) accepts the property "AS IS," and Buyer(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Sellers and HRES make no warranty or representation, express or implied or arising by operation of law, including any warranty for merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall the Sellers or HRES be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of HRES and/or the auctioneer. The Sellers and HRES reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of HRES and/or the auctioneer are final.