

# LAND AUCTION

Defiance County,  
Ohio

# 90+ Acres

Offered in 1 Tract

**Monday, April 11<sup>th</sup> @ 6PM EST**

- Nearly 100% Tillable
- 2022 Farming Rights
- Excellent Soil Types & Productivity

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2% Buyer's Premium

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### AUCTION TERMS & CONDITIONS:

**PROCEDURE:** The property will be offered in 1, 90± acre individual tract

**BUYER'S PREMIUM:** 2% Buyer's Premium will be applied at high bid amount to arrive at contract purchase price.

**EVIDENCE OF TITLE:** The Seller will provide a Preliminary Title Opinion for the review of the prospective buyer(s). If Buyer(s) elect to have title insurance, the entire cost of the owner's title insurance will be the responsibility of the Buyer(s). Seller agrees to provide merchantable title to the property subject to matters of record. All tracts sold "As-Is".

**FAIR HOUSING:** It is illegal, pursuant to the Ohio Fair Housing Law, Division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing Law 42 U.S.C.A. 3601, to refuse to sell, transfer, assign, rent, lease, sublease, or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, because of race, color, religion, sex, familial status, as defined in Section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services.

**DOWN PAYMENT:** 10% down payment on the day of auction. The down payment may be made in the form of cashier's check, personal check or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

**CAUV:** If usage of property is changed, the Buyer is responsible for CAUV recoupment. Sellers have heretofore used property for agricultural purposes and its real estate taxes have been levied and paid upon a reduced Current Agricultural Use Valuation (CAUV). The Buyer's inability or failure to qualify with the local County Auditor for the CAUV valuation for the future will result in a CAUV recoupment of the past real estate tax savings. Buyer shall be wholly responsible for and pay any CAUV recoupment to become due by Buyer's conversion of the property to a non-agricultural or non-qualifying use (within the definition of Current Agricultural Use Property).

**ACCEPTANCE OF BID PRICE:** The successful bidder will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. The final bid price is subject to the Seller's acceptance or rejection.

**DEED:** Seller shall provide Warranty Deed.

**CLOSING:** The targeted closing date will be approximately 30 days after the auction.

**POSSESSION:** Possession is at closing. Buyer may have option immediate possession following the auction upon completion of the immediate possession addendum.

**REAL ESTATE TAXES:** Seller shall pay 2021 real estate taxes due and payable in 2022. Buyer shall assume any taxes thereafter. Buyer shall assume any ditch and drainage assessments due after closing.

**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates has been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

**ACREAGE:** All acreages, dimensions and proposed boundaries are approximate and have been estimated based on current legal description and/or aerial photos.

**SURVEY:** Any need for a new survey shall be determined solely by the Seller.

**AGENCY:** Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents 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 the Auctioneer are final. ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

### Sale Manager:

**Jerry Ehle:** 260.410.1996

**Luke Schrader:** 260.229.7089

REC.0000314452, BBB.2010001376

SAL.2006001035, SAL.2020005357

### Corporate Headquarters:

950 N Liberty Drive, Columbia City, IN 46725

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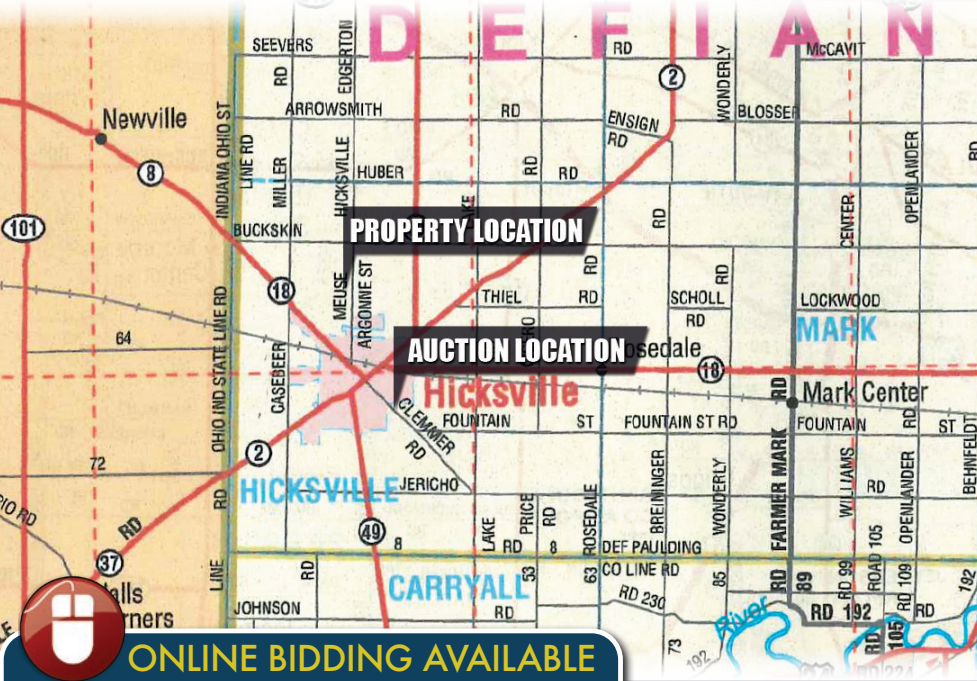
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**Tract 1:** 90 ± acres containing majority Blount loam and Pewamo silty clay loam soils. A great chance to acquire productive cropland as an investment or operation expansion!

**The Sitterly Farm is a tremendous opportunity to purchase a nearly 100% tillable property in a part of Defiance County known for its exceptional soil quality and crop yields. Don't miss this chance to come bid your price on a high-quality piece of farmland!**

**INSPECTION DATES:** Monday, March 28<sup>th</sup> • Noon-2:00 PM & Thursday, April 7<sup>th</sup> • 4:00 PM-6:00 PM



**Auction Location:** Defiance County Fairgrounds ± 530 S Main St, Hicksville, OH 43526. From the intersection of SR 18 and SR 2 in downtown Hicksville, head southeast on S Main St for .2 miles. Then, turn left onto E Hicks St. The building will be on your right in .2 miles.

**Property Location:** From the intersection of SR 18 and SR 2 in downtown Hicksville, head northwest on SR 18 for .2 miles. Take a right and head north on CR 109 for a mile and a half. The property will be on your left.

**SELLER:** James Jay & Joan Nanette Sitterly Trustees

**AUCTION MANAGERS:** Jerry Ehle • 260.410.1996 & Luke Schrader • 260.229.7089

 **ONLINE BIDDING AVAILABLE**  
You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Co. - 800-451-2709.

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