

**PRODUCTIVE CROPLAND**

**OHIO | VAN WERT CO, RIDGE TWP**

**AUCTION LOCATION:**

**MIDDLE POINT COMMUNITY BUILDING**  
300 W Sycamore St | Middle Point, OH 45863

**December 10<sup>th</sup>, 6:30 pm ET**

# AUCTION



**2 TRACTS**

**160.83+/- TOTAL ACRES • VAN WERT CO, OHIO**  
CROPLAND • HIGH PERCENTAGE PEWAMO SOILS

# AUCTION

**TUESDAY, DECEMBER 10<sup>th</sup> at 6:30 PM ET**

**160.83+/- total acres**

**2 TRACTS • TILLABLE • WOODS**

*Contact us today!*



**BRETT SALYERS**  
Halderman Real Estate  
419.806.5643  
bretts@halderman.com



**CHRIS PEACOCK**  
Halderman Real Estate  
765.546.0592  
chrisp@halderman.com



**TREVOR GRAY**  
Krueckeberg Auction & Realty, LLC  
260.223.7503  
trevor@kjauction.com

**800.424.2324 | halderman.com**  
**260.724.7402 | kjauction.com**

**AUCTION LOCATION**

**MIDDLE POINT COMMUNITY BUILDING**  
300 W Sycamore St. | Middle Point, OH 45863



**HALDERMAN**  
REAL ESTATE & FARM MANAGEMENT



**TERMS AND CONDITIONS**

**METHOD OF SALE:** Halderman Real Estate Services, Inc. (HRES, Russell Harmeyer OH Auct. Lic. #2001014575) and Krueckeberg Auction and Realty (Josh Krueckeberg OH Auct. Lic. #2011000051, Trevor Gray OH Auct Lic #2016000068, and David Soldner OH Auct. Lic #57198335109) will offer this property at public auction on December 10, 2024. At 6:30 PM, 160.83 acres, more or less, will be sold at the Middle Point Community Building, 300 W Sycamore St, Middle Point, OH 45863. This property will be offered in two (2) tracts as individual units, in combination or as a whole farm. 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(s) 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, Chris Peacock at 765-546-0592, or Trevor Gray at 260-223-7503 at least two days prior to the sale.

**APPROVAL OF BIDS:** The Sellers reserve the right to accept or reject any and all bids. All successful bidders must enter into a purchase agreement the day of the auction, immediately following the conclusion of the bidding. Successful bidders must execute purchase agreements on tracts exactly as they have been bid.

**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.**

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

**CLOSING:** The closing shall be on or before January 24, 2025. The Sellers have the choice to extend this date if necessary.

**POSSESSION:** Possession of land and buildings will be at closing, subject to the tenant's rights for the 2025 crop year, which shall conclude upon the harvest of the 2025 crop. The subject is leased for the 2025 crop year. The buyer shall receive a \$300 per FSA tillable acre cash rent payment, which shall be credited at closing. The 2025 farm income credit to the purchaser at closing shall be \$22,524 for Tract 1 and \$22,644 for Tract 2. Formal notice has been served and farming/leasing rights are open for 2026.

**REAL ESTATE TAXES:** The Seller will pay real estate taxes for 2024 due 2025. Buyer will be given a credit at closing for the 2024 real estate taxes due 2025 and will pay all taxes beginning with the first 2025 installment and all taxes thereafter. Buyer shall be responsible for any CAUV recoupment.

**SPECIAL ASSESSMENT:** The Seller will pay any 2024 special assessments due.

**SURVEY:** The Sellers reserve the right to determine the need for and type of survey provided. If an existing legal description is adequate for title insurance and transfer for the tract, no new survey will be completed. If the existing legal description is not sufficient to obtain title insurance and/or county approval to transfer, a survey will be completed, the cost of which will be shared 50/50 by the Sellers and the Buyer(s). The Sellers will choose the type of survey to be completed and warrant that it will be sufficient to provide an owner's title insurance policy for the tract. If a survey is completed, the purchase price for the surveyed tract will be adjusted, up or down, to the exact surveyed acres. The price per acre will be the auction price bid for the tract, divided by the tract acreage estimated in the auction brochure.

**FARM INCOME:** Seller will retain the 2024 farm income. The buyer shall receive a \$300 per FSA tillable acre cash rent payment for 2025 income, which shall be credited at closing. The 2025 farm income credit to the purchaser at closing shall be \$22,524 for Tract 1 and \$22,644 for Tract 2.

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

**EVIDENCE OF TITLE:** The Sellers will provide an Owner's Title Insurance Policy to the Buyer(s). Each Buyer is responsible for a Lender's Policy, if needed. If the title is not marketable, then the purchase agreement(s) are null and void prior to the closing, and the Broker will return the Buyer's earnest money. Closing shall take place at Baker and McClure Law & Title in Van Wert, Ohio.

**ZONING AND EASEMENTS:** Property is being sold subject to any and all easements of record. Property is subject to all state and local zoning ordinances.

**AERIAL PHOTOS, Images and Drawings:** are for illustration purposes only and not surveyed boundary lines unless specified

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

**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/Krueckeberg or the Sellers.

**AGENCY:** Halderman Real Estate Services Inc, Russell D. Harmeyer, Auctioneer, and their representatives, and Krueckeberg Realty and Auction, David Soldner, Auctioneer, Josh Krueckeberg Auctioneer, and Trevor Gray, Auctioneer are exclusive agents of the Sellers.

**BID RIGGING:** Bid Rigging is a Federal Felony and is prohibited

**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/Krueckeberg Realty and Auction. All sketches and dimensions in this brochure are approximate. **ANNOUNCEMENTS MADE BY HRES/KRUECKEBERG 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/Krueckeberg. No environmental audit has been made, nor will one be made. 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/Krueckeberg 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/Krueckeberg be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of HRES/Krueckeberg and/or the auctioneer. The Sellers and HRES/Krueckeberg 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/Krueckeberg and/or the auctioneer are final.

**AUCTION CONDUCTED BY:** DAVID W. SOLDNER, OH Auct. Lic. #57198335109

TRACT 1



**TOP PICTURES**

LEFT PHOTO:  
View from West

RIGHT PHOTO:  
View of Woods



**BOTTOM PICTURES**

LEFT PHOTO:  
View from Road

RIGHT PHOTO:  
Potential Building Site

**80.83+/- Acres** 75.08+/- Tillable • 5.32+/- Woods • 0.43+/- Non-Tillable

TRACT 2



**TOP PICTURES**

LEFT PHOTO:  
View from Southwest

RIGHT PHOTO:  
View of Woods



**BOTTOM PICTURES**

LEFT PHOTO:  
Road frontage from  
the South

RIGHT PHOTO:  
Lane to Beam Barn

**80+/- Acres** 75.48+/- Tillable • 3+/- Woods • 1.56+/- Other/Beam Barn

**160.83+/- TOTAL ACRES • 2 TRACTS**  
WOODS • PRODUCTIVE CROPLAND  
HIGH PERCENTAGE PEWAMO SOILS



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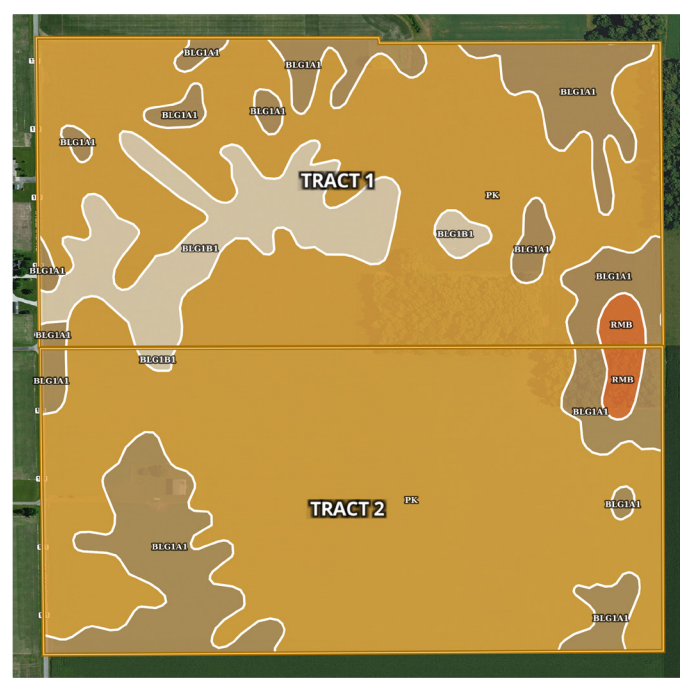
**FARM:** First Merchants Bank as Successor Trustee of the Patricia H. Andersen Living Trust dated May 21, 1996, **HLS#BJS-13063 (24)**



**PROPERTY LOCATION**

12627 Ireland Road, Van Wert, OH 45891

Approximately 5 miles southeast of Van Wert, OH in Ridge Township, Van Wert County.



**TRACT BREAKDOWN**

150.56+/- Tillable,  
8.32+/- Woods, 0.39+/- Other  
1.56+/- Building Site

**PROPERTY TYPE**

Farm

**TOPOGRAPHY**

Level

**ZONING**

Agricultural

**SCHOOL DISTRICT**

Lincolnview LSD

**ANNUAL TAXES**

\$5,668.80

**DITCH ASSESSMENT**

\$192.00

Additional information including a drone flight are available at halderman.com.

**TRACT 1 - SOIL MAP**

KEY	SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
Pk	Pewamo silty clay loam, 0 to 1 percent slopes	53.63	157	47
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	13.52	141	45
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	12.92	137	44
RmB	Rawson silt loam, 2 to 6 percent slopes	0.76	137	43
<b>WEIGHTED AVERAGE (WAPI)</b>		<b>150.9</b>	<b>46.1</b>	

**TRACT 2 - SOIL MAP**

KEY	SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
Pk	Pewamo silty clay loam, 0 to 1 percent slopes	64.43	157	47
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	14.19	141	45
RmB	Rawson silt loam, 2 to 6 percent slopes	1.14	137	43
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	0.24	137	44
<b>WEIGHTED AVERAGE (WAPI)</b>		<b>153.8</b>	<b>46.6</b>	



**ONLINE BIDDING IS AVAILABLE**, visit halderman.com to place an online bid. Please register prior to the auction. Call the Halderman Main Office at 800.424.2324 with any questions.

