



**TILLABLE FARMLAND**



**TWO-STORY FARMHOUSE**



**OUTBUILDINGS**

**OHIO | MORROW COUNTY, GILEAD TOWNSHIP**

**Tuesday, April 15<sup>th</sup> | 6:30 pm ET**

# AUCTION

## OPEN HOUSES

Wednesday, March 26  
4:00 pm - 6:00 pm ET

AND

Sunday, April 6  
2:00 pm - 6:00 pm ET

MEET AT TRACT 1

## AUCTION LOCATION

### MORROW COUNTY FAIRGROUNDS

195 S Main Street, Mt. Gilead, OH 43338

**179.5+/- TOTAL ACRES • 8 TRACTS**

PRODUCTIVE CROPLAND

POTENTIAL BUILDING SITES



**HALDERMAN**

REAL ESTATE & FARM MANAGEMENT



Brett Salyers  
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bretts@halderman.com



Emily Wildermuth  
937.631.5047  
emilyw@halderman.com

### ONLINE BIDDING IS AVAILABLE

To place an online bid, visit [halderman.com](http://halderman.com). Please register prior to the auction if you are bidding online.

**800.424.2324 | [halderman.com](http://halderman.com)**





**TRACT 1**



**10+/- Acres**

2,808 SQ FT Two-Story Farmhouse

80' x 44' Pole Barn (Built 1985)

56' x 40' Pole Barn (Built 2010)

Beam Barn • Outbuildings



**TRACT 2**



**10+/- Wooded Acres**

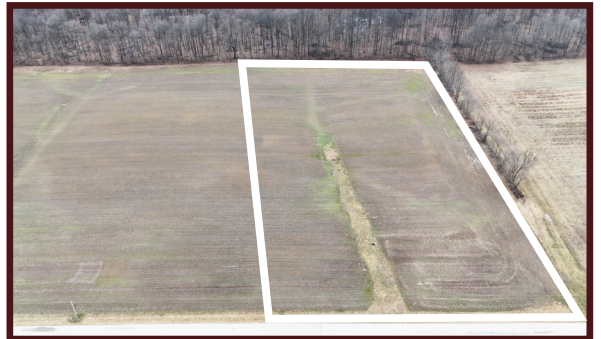
**TRACT 4**



**97.7+/- Acres**

95.55+/- Tillable • 2.15+/- Non-Tillable

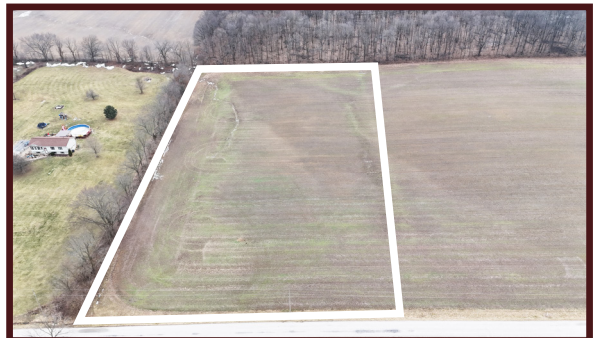
**TRACT 6**



**5.2+/- Acres**

5.1+/- Tillable • 0.1+/- Non-Tillable

**TRACT 8**



**5.2+/- Acres**

5.1+/- Tillable • 0.1+/- Non-Tillable

Additional information including photos and a drone flight are available at [halderman.com](http://halderman.com).



**TRACT 3**



**36.5+/- Acres**

35.43+/- Tillable • 1.07+/- Non-Tillable

**TRACT 5**



**9.7+/- Acres**

9.01+/- Tillable • 0.69+/- Non-Tillable

**TRACT 7**



**5.2+/- Acres**

5.1+/- Tillable • 0.1+/- Non-Tillable



**WHOLE FARM**





## OPEN HOUSES

(MEET AT TRACT 1)

Wednesday, March 26<sup>th</sup>  
4:00 pm - 6:00 pm ET

Sunday, April 6<sup>th</sup>  
2:00 pm - 6:00 pm ET

## PROPERTY LOCATION

4419 CR 115  
Mt Gilead, OH 4338

Approximately 3 miles  
southeast of Mount Gilead  
in Gilead Township,  
Morrow County.

## SCHOOL DISTRICT

Mount Gilead EVSD

## PROPERTY TYPE

Farm

## ZONING

Agricultural

## TOPOGRAPHY

Gently Rolling

## ANNUAL TAXES

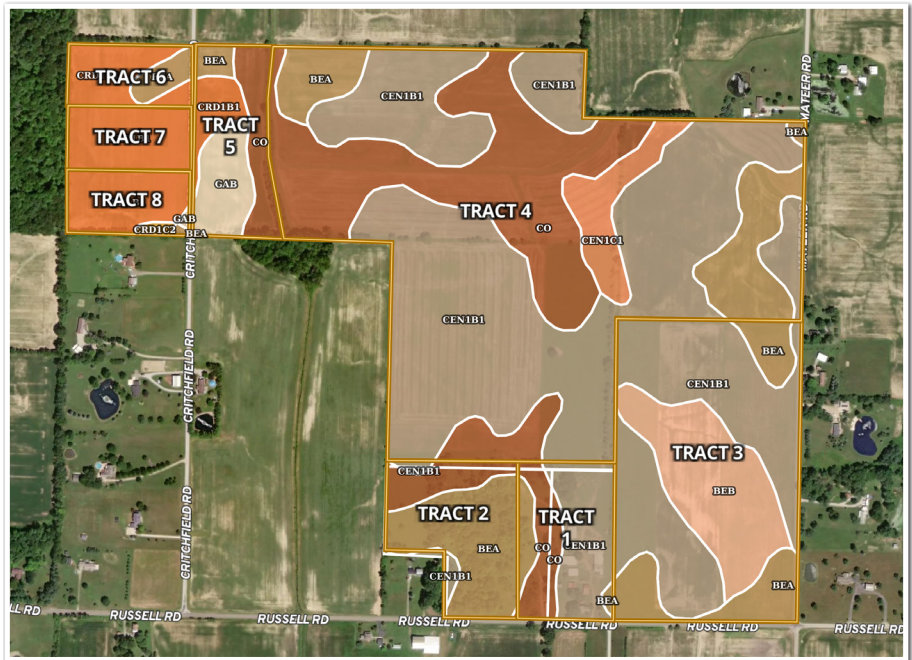
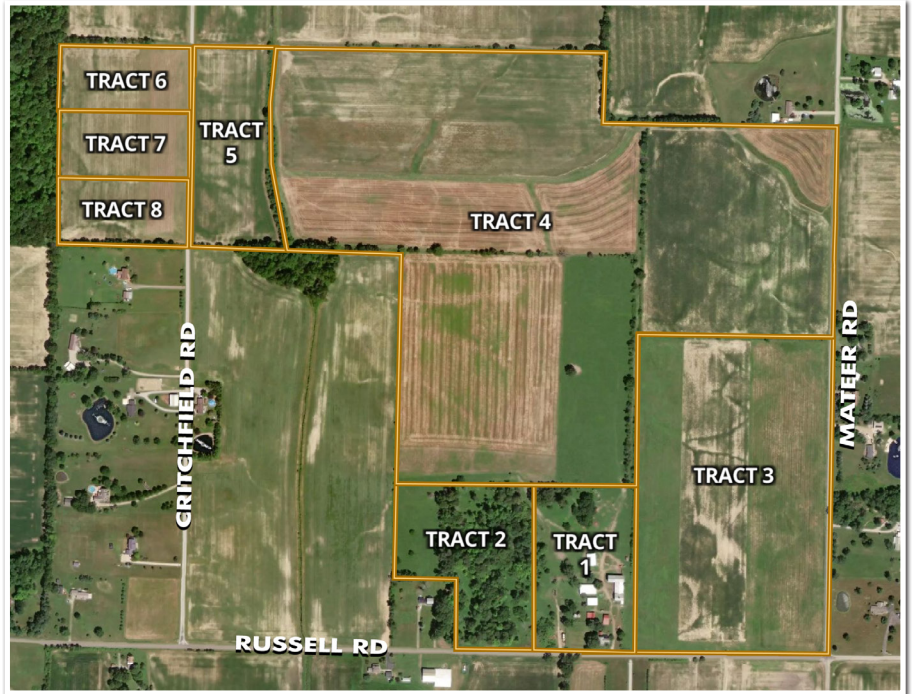
\$6,763.48

## SPECIAL ASSESSMENT

\$50.00

Additional information including  
photos and a drone flight are available  
at [halderman.com](http://halderman.com).

**FARM:** The Higgins Farm,  
**HLS#** BJS-13103



KEY	SOIL DESCRIPTION	ACRES	NCCPI
Cen1B1	Centerburg silt loam, 2 to 6 percent slopes	80.68	80
Co	Condit silt loam, 0 to 1 percent slopes	35.36	62
BeA	Bennington silt loam, 0 to 2 percent slopes	26.33	77
Crd1B1	Cardington silt loam, 2 to 6 percent slopes	15.07	77
BeB	Bennington silt loam, 2 to 6 percent slopes	10.85	75
Cen1C1	Centerburg silt loam, 6 to 12 percent slopes	4.5	78
GaB	Gallman silt loam, loamy substratum, 2 to 6 percent slopes	3.69	70
Crd1C2	Cardington silt loam, 6 to 12 percent slopes	0.28	63

**TOTAL NCCPI 75.1**





**HALDERMAN**  
REAL ESTATE & FARM MANAGEMENT

PO Box 297 • Wabash, IN 46992

## AUCTION LOCATION

MORROW COUNTY FAIRGROUNDS  
195 S Main Street | Mt Gilead, OH 43338

MORROW CO, OH

Tuesday, April 15<sup>th</sup> | 6:30 pm ET

# AUCTION



TRACT 1 - HOME/OUTBUILDINGS

179.5+/- ACRES • 8 TRACTS • CROPLAND • HOME • OUTBUILDINGS

### TERMS AND CONDITIONS

**METHOD OF SALE:** Halderman Real Estate Services, Inc. (OH Auct. Lic. #62197824839) will offer this property at public auction on April 15, 2025. At 6:30 PM, 179.5 acres, more or less, will be sold at the Morrow County Fairgrounds, 195 S Main St, Mt. Gilead, OH 43338. This property will be offered in eight 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.

**APPROVAL OF BIDS:** The Sellers reserve the right to accept or reject 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.

**CONTINGENCIES: 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 May 23, 2025. The Sellers have the choice to extend this date if necessary.

**OPEN HOUSES:** Wednesday, March 26, 2025 from 4:00 PM – 6:00 PM; Sunday, April 6, 2025 from 2:00 PM – 6:00 PM.

**POSSESSION:** Possession of land will be at closing, subject to the tenant's rights. Possession of dwelling will be at closing, and possession of outbuildings will be at closing, subject to tenant's rights. The tenant's rights shall conclude upon the harvest of the 2025 crop.

**PERSONAL PROPERTY:** No personal property is included in the sale of the real estate.

**REAL ESTATE TAXES:** The Sellers will pay real estate taxes for 2024 due 2025. Buyer(s) shall pay 2025 real estate taxes due in 2026. Farmland is under CAUV. If any changes in usage, then any recoupment will be at the buyer's expense.

**SPECIAL ASSESSMENT:** The Buyer(s) will pay any 2025 special assessments.

**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 for the tract, no new survey will be completed. If the existing legal description is not sufficient to obtain title insurance, 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. Tract 1 will not be adjusted on a per acre basis due to the improvements.

**FARM INCOME:** The buyer shall receive a \$175 per FSA tillable acre cash rent payment for the 2025 income, which shall be credited at closing. Tract 3 shall be \$6,200.25, Tract 4 shall be \$16,721.25, Tract 5 shall be \$1,576.75, Tract 6 shall be \$892.50, Tract 7 shall be \$892.50, and Tract 8 shall be \$892.50.

**DEED:** The Sellers will provide a Warranty Deed at closing.



**EVIDENCE OF TITLE:** The Sellers will provide an Attorney's Certificate of Title to the Purchaser. 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(s) are null and void prior to the closing, and the Broker will return the Buyer's earnest money. Closing shall take place at ACS Title.

**ZONING AND EASEMENTS:** Property is being sold subject to 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:** Tract 1 has an active oil well. Call Agent to obtain details. 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 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., H. John Kramer, Auctioneer, and their representatives, are exclusive agents of the Sellers.

**BUYER'S PREMIUM:** There is no buyer's premium.

**BID RIGGING:** Bid Rigging is a Federal Felony. Auctioneer will report illegal activity by any person to the FBI for investigation and prosecution. Title 15, Section 1 of the U.S. Code makes any agreement amongst potential bidders not to bid against one another, or to otherwise dampen bidding illegal. The law provides for fines of up to \$100,000,000 for a corporate offender and \$1,000,000 for an individual, plus imprisonment for up to 10 years.

**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.

**AUCTION CONDUCTED BY:** H. John Kramer