

# Auction Sale

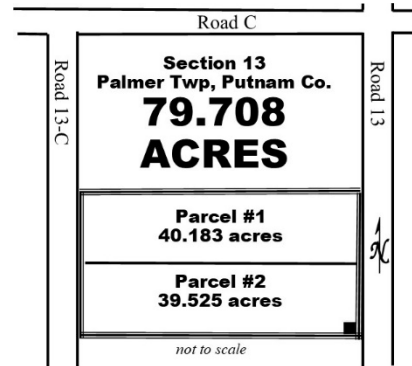
For your convenience this farmland auction will be conducted at the Miller City Sportsmen Club, located on St. Rt. 108, Miller City, Ohio.

## 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. This farm is bordered to the east by Road 13 and to the west by Road 13-C.

**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. This farm is bordered to the east by Road 13 and to the west by Road 13-C.



**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**

**IMPORTANT NOTE:** Visit website [www.SchroederRealtor.Auctioneer.com](http://www.SchroederRealtor.Auctioneer.com) to view the deed restriction being placed on this farm regarding commercial livestock production.

**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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