

Sealed Bid Submission Process  
for the

**MARION TOWNSHIP FARM**

**Offers made outside this process will not be accepted.**

**PROPERTY:** The Property is located in Marion Township in Allen County, Ohio, more particularly described as 34.88 +/- acres of unimproved land west of Fort Jennings Road (Ohio Route 190)

- Tax Parcel Number 25-1900-02-001.000 (34.88 acres per County Auditor)  
(entire year 2017 real estate taxes totaled \$1,346.15)

The Property will be surveyed by Seller prior to Closing at the Seller's expense. If the acreage changes, the purchase price will not change (will not increase or decrease per acre). Bids must be made on the enclosed form and will not be adjusted to a per-acre basis.

Legal access is provided to/from Ohio Route 190 and Twelfth (12th) Street.

**SEALED BIDS:** Bids must be submitted on the enclosed form, in a sealed envelope labeled "Bid for Marion Township Farm" with the bidder name and telephone number printed on the outside of the envelope and must be physically received (not just postmarked) at:

Schroeder Law LLC  
100 South High Street, Suite A, Columbus Grove, Ohio 45830  
on or before **5:00 p.m. on Friday, January 26, 2018.**

**BID OPENING:** Bids will be opened at the office of Schroeder Law LLC, 100 South High Street, Suite A, Columbus Grove, Ohio 45830 at 7:00 p.m. on Thursday, February 1, 2018 ("the Bid Opening").

ONLY THOSE PERSONS WHO HAVE SUBMITTED A BID PRIOR TO 5:00 P.M. ON FRIDAY, JANUARY 26, 2018 WILL BE PERMITTED TO PARTICIPATE AT THE BID OPENING ON THURSDAY, FEBRUARY 1, 2018 AT 7:00 P.M. at 100 South High Street, Columbus Grove, Ohio.

Seller reserves the right to allow for bid-raising at the Bid Opening. However, there may not be any opportunity to raise bids; therefore **bidders are encouraged to bid aggressively through the prescribed process on or before 5:00 p.m. on Friday, January 26, 2018.**

**DEPOSIT:** An earnest money deposit of Five Thousand Dollars (\$5,000) cash, Cashier's Check, Money Order, or Certified Check is required for each successful bid at the Bid Opening. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be certain that you have arranged financing, if needed, or are capable of paying cash at closing. Closing shall unconditionally take place on or before March 7, 2018. Time is of the essence.

**ACCEPTANCE OF BIDS:** The successful bidder will be required to enter into a Purchase Agreement at the conclusion of the Bid Opening on Thursday, February 1, 2018. All bids are subject to approval by Seller, and Seller reserves the right to accept or reject any and all bids.

**DEED:** Seller will provide marketable title by Deed at Closing.

**EVIDENCE OF TITLE:** Buyer to obtain his or her own title examination. Seller agrees to provide marketable title to the Property, subject to matters of record and easements. The Property is sold "AS IS WHERE IS".

**TILE MAPS/DRAINAGE INFORMATION:** Seller possesses no written tile maps or other subsurface drainage information.

**FARM SERVICE AGENCY (FSA) INFORMATION:** Records from the Farm Service Agency related to the Property are enclosed among the bid package materials. No warranties are made concerning the accuracy of those records. Notably, the enclosed records are calculated to include another tract of real estate adjacent to the Property.

**POSSESSION:** Possession shall be provided/transferred at Closing. Seller shall satisfy any and all responsibilities/obligations to the 2017 tenant farmer related to improvements/investments (tillage, fertilizer, etc.) made prior to the transfer of possession/Closing.

**REAL ESTATE TAXES:** Taxes for calendar-year 2017 for the Property shall be paid by the Seller prior to Closing. Taxes for calendar-year 2018 shall be pro-rated to date of Closing, using 2017 tax-year numbers in proration. The Parcel is currently valued under Ohio Current Agricultural Use Valuation (CAUV). If the use of the Property is changed, Buyer is responsible for any CAUV recoupment.

**DISCLAIMERS AND ABSENCE OF WARRANTIES:** All information contained in this bid package and all related materials are subject to the Terms and Conditions outlined in the Purchase Agreement signed at the Bid Opening. All sketches and dimensions in the bid package material are approximate. 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. Seller assumes no liability for any errors or omissions in the bid package material. Each potential bidder is responsible for conducting his or her own independent inspections, inquiries, and due diligence concerning the Property. ANY ANNOUNCEMENTS MADE AT THE BID OPENING SHALL TAKE PRECEDENCE OVER PRINTED MATERIAL AND/OR ANY ORAL STATEMENTS PREVIOUSLY MADE.

**SURVIVAL OF TERMS OF THIS DOCUMENT AND SELLER DISCRETION:** The terms and conditions recited in this document shall survive Closing and shall remain enforceable thereafter. Seller reserves the right to approve and/or ratify inconsequential and/or other deviations from the procedures set forth in this document.

**QUESTIONS:** Questions regarding the sale or inspection of the Property may be directed to: Owner's Attorney: Lee R. Schroeder at (419) 659-2058 or [lee@leeschroeder.com](mailto:lee@leeschroeder.com). Seller or Seller's representatives will not respond to inquiries concerning the Property or the sealed bid sale process.





# MARION TOWNSHIP MARION NW

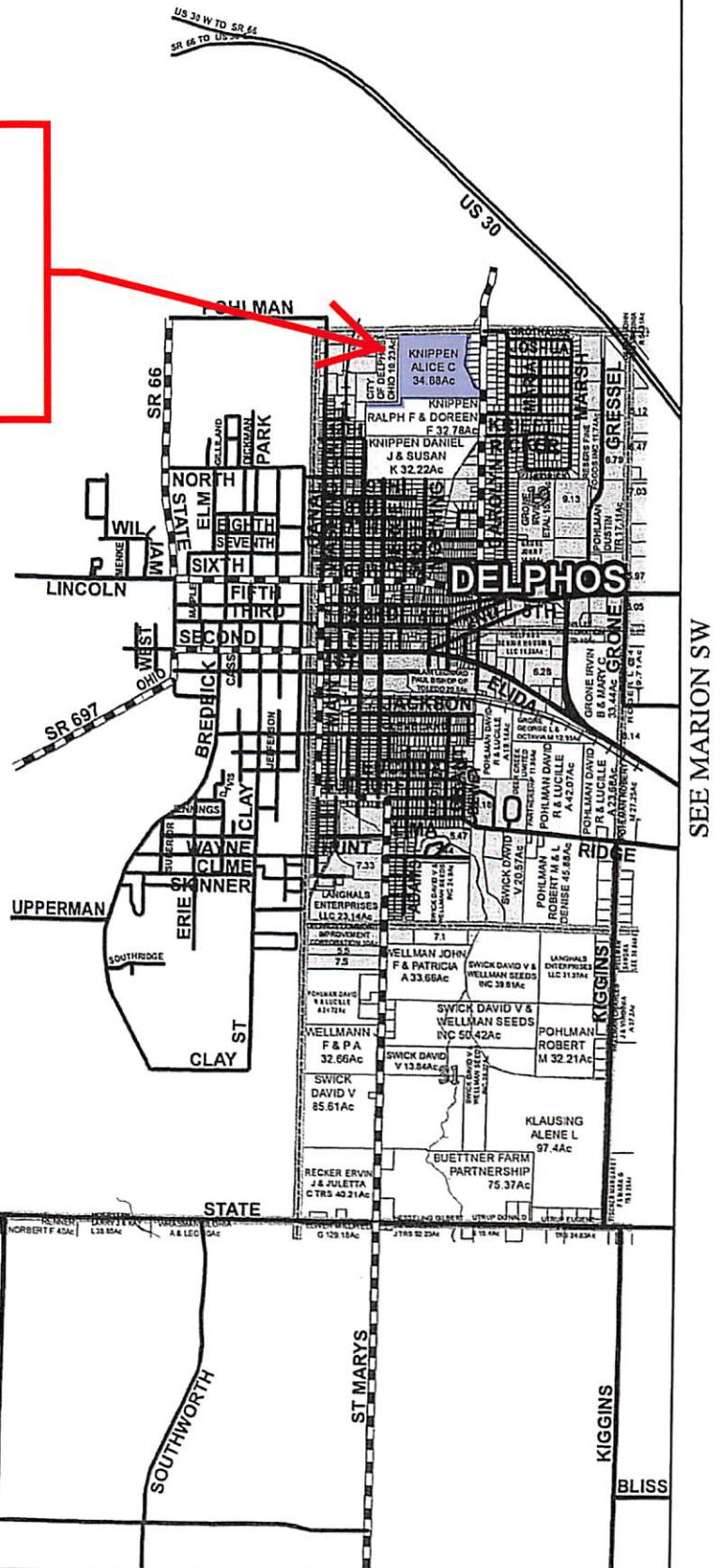
SEE MARION NE

Marion Township Farm

Sealed Bids Due:

Friday, January 26, 2017 at 5:00 p.m.  
100 South High Street, Suite A  
Columbus Grove, Ohio  
Questions: (419) 659-2058

PUTNAM COUNTY



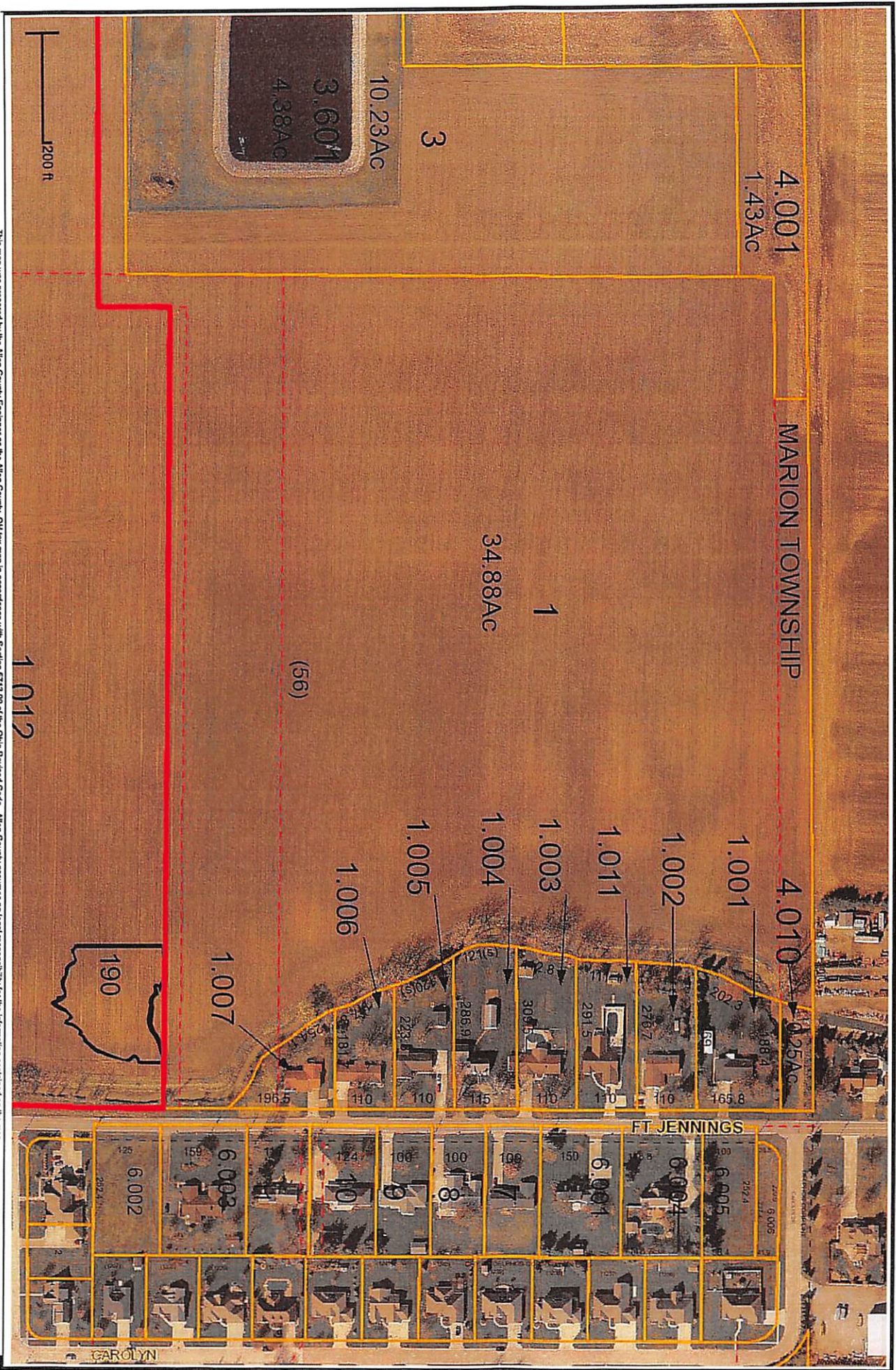
SEE MARION SW

0 2,640 5,280  
Feet

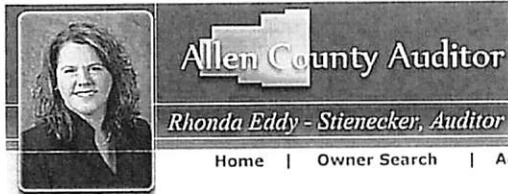
VAN WERT COUNTY

T3S-R5E









Home | Owner Search | Address Search | Parcel Search | Quick Search | Sales Search | Construct

25-1900-02-001.000 FT JENNINGS RD Print ?

General Info Tax History Map Distribution Levy Tax Estimator

### Allen County Auditor Tax Detail Screen

Make Tax Payment

Current Owner(s)

KNIPPEN THOMAS N  
& PATTY M BUESCHER TRUSTEES

Billing Address

KNIPPEN THOMAS & PATTY  
6640 KIGGINS RD

DELPHOS OH 45833  
USA

Tax District

D13 DELPHOS CITY S. D.

Full Rate	65.600000	Market/Assessed Value		Taxable Value	
Reduction Factor	0.448207	Land	\$196,400.00	Land	\$68,740.00
Effective Rate	36.197632	Improvements	\$0.00	Improvements	\$0.00
Certified Delq Year	0	Total	\$196,400.00	Total	\$68,740.00
Contract Plan	N	Escrow Balance	\$0.00	Rollback Factor	.094297
Escrow Plan	N	Surplus	\$0.00	Homesite Factor	.023574
ACH Plan	N	Annual Tax	\$1,346.15	Paid to Date	\$0.00
Bankruptcy	N	Delinquent Charge	\$0.00	Total Due	\$1,346.15

#### Current Tax Year Detail

	Prior		1st Half		2nd Half	
	Chg	Adj	Chg	Adj	Chg	Adj
Orig Tax	\$0.00	\$0.00	\$1,315.94	\$0.00	\$1,315.94	\$0.00
Reduction			\$589.81	\$0.00	\$589.81	\$0.00
Subtotal	\$0.00		\$726.13		\$726.13	
Rollback			\$68.44	\$0.00	\$68.44	\$0.00
Homesite			\$0.00	\$0.00	\$0.00	\$0.00
Homestead			\$0.00	\$0.00	\$0.00	\$0.00
Net Tax Due	\$0.00		\$657.69		\$657.69	
Penalty/Int	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Tax Due	\$0.00		\$657.69		\$657.69	
Tax Paid	\$0.00		\$0.00		\$0.00	
Assess. Due	\$0.00		\$30.77		\$0.00	
Assess. Paid	\$0.00		\$0.00		\$0.00	
Total Owed	\$0.00		\$688.46		\$657.69	
Total Paid	\$0.00		\$0.00		\$0.00	
Balance Due	\$0.00		\$688.46		\$1,346.15	

#### Detail Of Special Assessment

12-160 JENNINGS CREEK SUEVER						
Start Year	2005		End Year	2020		
	Prior		1st Half	2nd Half		
	Chg	Adj	Chg	Adj	Chg	Adj
Charge	\$0.00	\$0.00	\$5.83	\$0.00	\$0.00	\$0.00
Pen/Int	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Paid	\$0.00		\$0.00		\$0.00	
Owed	\$0.00		\$5.83		\$0.00	
12-224 FLAT FORK CREEK DITCH						
Start Year	2009		End Year	2020		
	Prior		1st Half	2nd Half		
	Chg	Adj	Chg	Adj	Chg	Adj
Charge	\$0.00	\$0.00	\$24.94	\$0.00	\$0.00	\$0.00
Pen/Int	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Paid	\$0.00		\$0.00		\$0.00	
Owed	\$0.00		\$24.94		\$0.00	

#### Payment Information

Date	Half	Prior	1st Half	2nd Half	Receipt#
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Date	Half	Prior	1st Half	2nd Half	Receipt#
01/10/17	1-16	\$0.00	\$10.00	\$0.00	8002-01102017-61-1
01/10/17	1-16	\$0.00	\$0.00	\$656.63	8002-01102017-61-1
01/10/17	1-16	\$0.00	\$0.00	\$41.53	8002-01102017-61-1
01/10/17	1-16	\$0.00	\$656.63	\$0.00	8002-01102017-61-1
01/10/17	1-16	\$0.00	\$41.54	\$0.00	8002-01102017-61-1
05/26/16	2-15	\$0.00	\$0.00	\$38.76	8000-05262016-58-1
05/26/16	2-15	\$0.00	\$0.00	\$642.95	8000-05262016-58-1
01/08/16	1-15	\$0.00	\$642.95	\$0.00	804-01082016-44-1
01/08/16	1-15	\$0.00	\$0.00	\$0.00	804-01082016-44-1
01/08/16	1-15	\$0.00	\$38.77	\$0.00	804-01082016-44-1
01/08/16	1-15	\$0.00	\$0.00	\$0.00	804-01082016-44-1
10/07/15	1-15	\$0.00	\$5.00	\$0.00	*8005-01162015-65-1
01/16/15	1-14	\$0.00	\$0.00	\$339.03	8005-01162015-65-1
01/16/15	1-14	\$0.00	\$339.03	\$0.00	8005-01162015-65-1

## Legal Disclaimer

Last Updated: 1/4/2018

OHIO  
PUTNAM

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4434

Prepared : Dec 6, 2017

Crop Year : 2018

Operator Name : RALPH KNIPPEN

Farms Associated with Operator :

CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
67.00	67.00	67.00	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	67.00	0.00		0.00		0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Wheat	4.70	0.00	0	48	
Corn	44.70	0.00	0	141	
Soybeans	15.40	0.00	0	45	
TOTAL	64.80	0.00			

NOTES

Tract Number : 10125

Description : C11 1A NE ALLEN CO SR 190

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : RALPH KNIPPEN, ALICE C KNIPPEN TESTAMENTARY TRUST

Other Producers : None

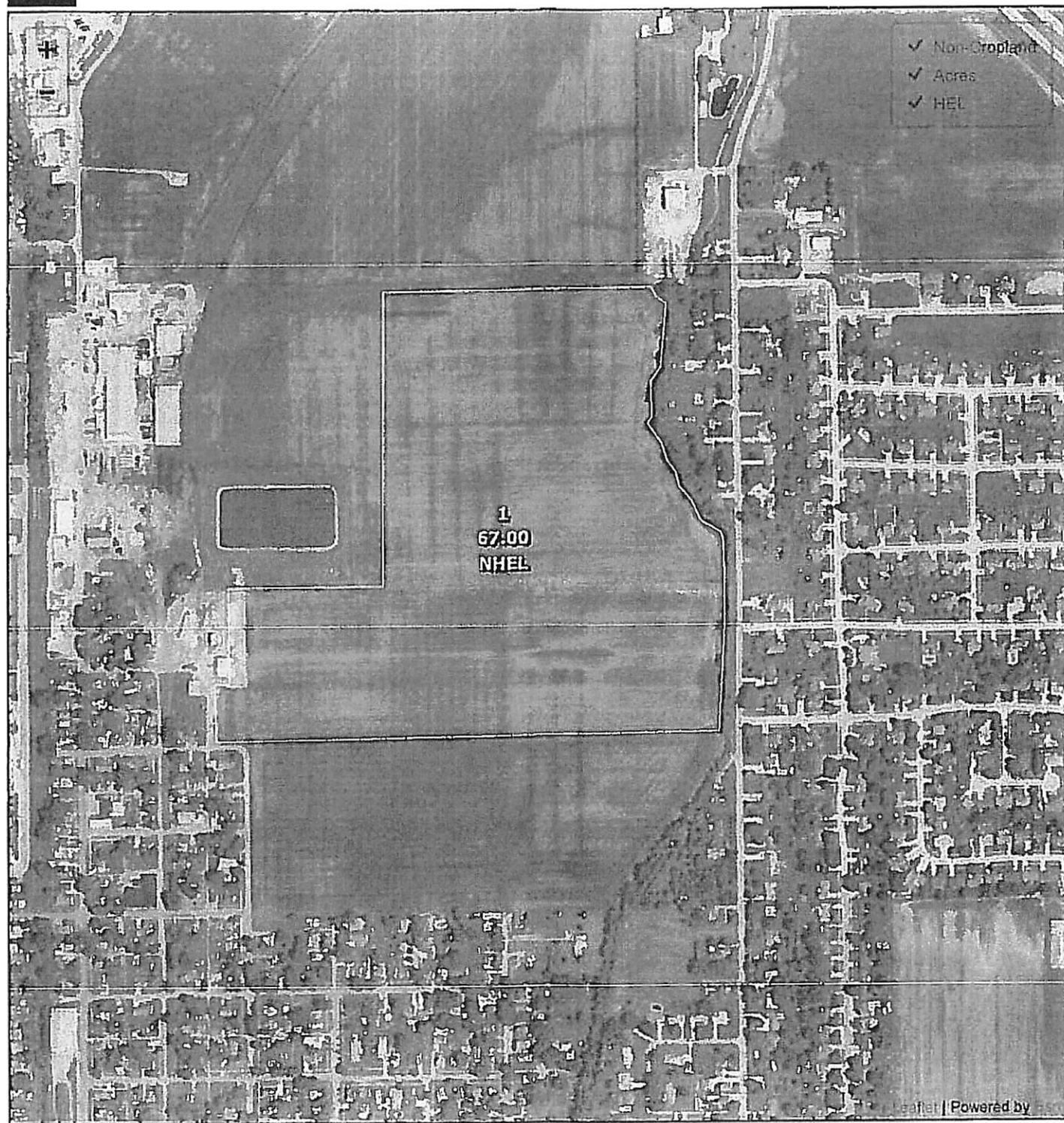
Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
67.00	67.00	67.00	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	67.00	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	4.70	0.00	0	48
Corn	44.70	0.00	0	141
Soybeans	15.40	0.00	0	45
TOTAL	64.80	0.00		





Common Land Unit  
 Cropland Non-cropland CRP

**Farm 4434**  
**Tract 10125**

**Wetland Determination Identifiers**

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

**2018 Crop Year**



Tract Page: 1 of 1

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



OHIO  
PUTNAM  
Form: FSA-166EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4434  
Prepared : Dec 6, 2017  
Crop Year : 2018

Tract 10125 Continued ...

NOTES

The U.S. Department of Agriculture (USDA) prohibits discrimination against its customers, employees, and applicants for employment on the basis of race, color, national origin, age, disability, sex, gender identity, religion, reprisal, and where applicable, political beliefs, marital status, familial or parental status, sexual orientation, or all or part of an individual's income is derived from any public assistance program, or protected genetic information in employment or in any program or activity conducted or funded by the Department. (Not all prohibited bases will apply to all programs and/or employment activities.) Persons with disabilities who wish to file a program complaint, write to the address below or if you require alternative means of communication for program information (e.g., Braille, large print, audiotape, etc.) please contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). Individuals who are deaf, hard of hearing, or have speech disabilities and wish to file either an EEO or program complaint, please contact USDA through the Federal Relay Service at (800) 877-8339 or (800) 945-6136 (in Spanish).

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html), or at any USDA office, or call (888) 632-6992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at [program.adjudication@usda.gov](mailto:program.adjudication@usda.gov). USDA is an equal opportunity provider and employer.

**MARION TOWNSHIP FARM**  
**SEALED BID FORM**

This form must be submitted to Schroeder Law LLC  
100 South High Street, Suite A, Columbus Grove, Ohio 45830 and

**RECEIVED**

by no later than:

**5:00 p.m. on FRIDAY, JANUARY 26, 2018**

I bid a total of \$\_\_\_\_\_ for approximately 34.88 acres located at the west  
of Fort Jennings Road/Ohio Route 190 in Marion Township, Allen County, Ohio.

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Email Address: \_\_\_\_\_

Telephone: (\_\_\_\_\_) \_\_\_\_\_ -- \_\_\_\_\_

Signature(s): \_\_\_\_\_

\_\_\_\_\_



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**BID FOR MARION TOWNSHIP FARM**

**NAME:** \_\_\_\_\_

**TELEPHONE NUMBER:** \_\_\_\_\_