



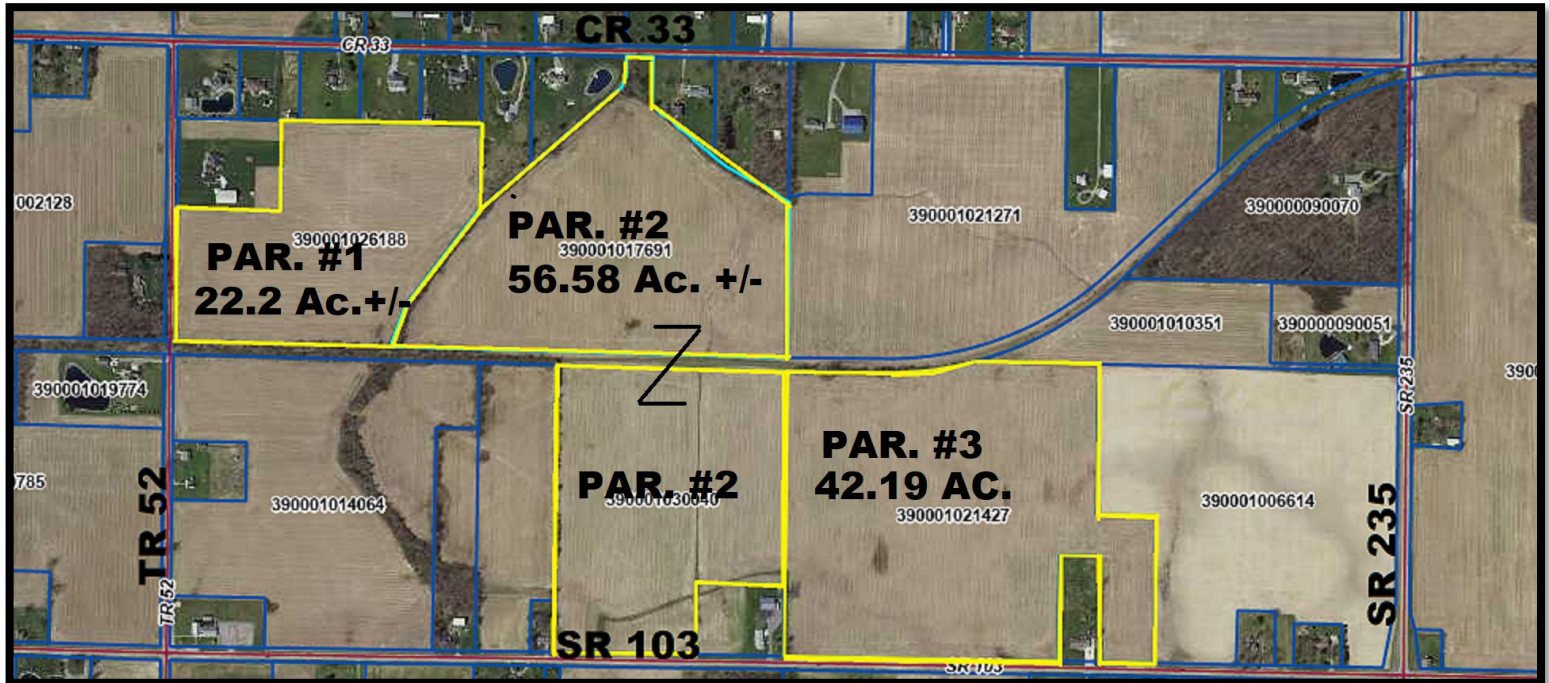
MONDAY * SEPTEMBER 15th, 2025
7:00 P.M. Sharp!

AUCTION LOCATION: BLUFFTON MIDDLE SCHOOL CAFETERIA
@ 116 S. Jackson St., BLUFFTON, OH 45817 ~ "WATCH FOR AUCTION TODAY SIGNS"

120.97 +/- ACRES <> EXCEPTIONAL OPPORTUNITY

OFFERED in 3 INDIVIDUAL PARCELS + 2 COMBINATIONS

Orange Township in Hancock County, OH ~ Cory-Rawson Schools



Parcel #1: 22.2 +/- Acres in Part of the NW ¼ of the SW ¼ of Section 4, North of St. Rt. 103 on Twp. Rd. 52 in Orange Twp., Hancock County, OH w/ Good Soils including Blount & Pewamo, Frontage on Rd. 52, Cory Rawson Schools, Estimated R.E. Taxes \$252.72 per ½ yr.

Parcel #2: 56.58 +/- Acres in Part of the Middle Part of the South ½ of Section 4 in Orange Twp, Hancock County, OH w/ Good Soils including Blount & Pewamo, Frontage on St. Rt. 103 East of Bluffton & Access from Rd. 33, Cory Rawson Schools, Estimated R.E. Taxes \$629.26.00 per ½ yr.

Parcel#3: 42.19 +/- Acres in Part of the West Part of the South ½ of the SE ¼ of Section 4 in Orange Twp., Hancock County, OH w/ Good Soils including Blount & Pewamo, Frontage on St. Rt. 103 East of Bluffton, Cory Rawson Schools, R.E. Taxes \$418.02 Per ½ Yr.

Parcel #4: 98.77 +/- Acres being the Combination of Parcels 2 & 3 as a Single Unit.

Parcel #5: 120.97 +/- Acres being the Combination of Parcels 1 - 3 or 1 & 4 as a Single Unit.

"COLLECTIVE BIDDING METHOD USED ON COMBINATION PARCELS"

TERMS & CONDITIONS: 5% Deposit Down Day of Auction w/ Balance Due in 30 Days, No More than 45 Days from Auction. Deposit May Be Cashier, Personal or Business Check. Property Sold AS-IS Per Buyers Own Inspections. Not Conditioned Upon Financing, F.S.A. Information Available, Call for Brochure, Possession Upon Harvest of 2025 Crops. Taxes Pro-Rated

Owner: HARTMAN FARMS IRREVOCABLE TRUST

Cheryl Eastman / Jeanette Brush, Co-Trustees

Scott Basinger, Attorney for Sellers

CONTACT:

SIEFKER REAL ESTATE & AUCTION CO. LTD * OTTAWA, OH

Aaron Siefker, Broker/ Auctioneer ~ (419)-538-6184 Office or (419)-235-0789 Cell

Dan Limber, Cole Limber, Dan Baker; Assisting Auctioneers

Licensed by the Department of Ag ~ Not Responsible for Accidents

Online @ www.siefkerauctions.com