

BEN HIGGINS REALTY & AUCTION CO., LLC.

Ben A. Higgins Broker & Auctioneer

Ben F. Higgins Realtor & Auctioneer

Brad Higgins, Auctioneer

Benjamin N. Higgins, Realtor & Auctioneer

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Terms: Cash, Check, Visa, Mastercard, Discover w/ 4% convenience fee. Conv. fee waived if cash or check is used. Statements made day of sale take precedence over written material.



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COOK LIVE FARMLAND & HOUSE AUCTION

297 +/- PRODUCTIVE ACRES- WALDO & RICHLAND TWP.

3 FARMS IN SOUTHERN MARION CO.

TRACTS RANGING FROM 5.01 TO 95.4 +/- ACRES.

NO BUYERS PREMIUM!

THURS. DEC. 18, 2025 @ 4:00 PM



Auction held offsite at Fort Morrow Fire Dept. Community Room @ 306 North Marion St. Waldo, OH. 43356.



Selling due to the passing of Dr. Doyle C. Cook. Doyle grew up on the Waldo family farm and always stayed invested & associated with the farming community. Please join us in this excellent offering of good level well drained productive systemically tiled ag ground that has had good family stewardship and offers high percentage of tillable cropland. Lots of road frontage with potential home sites and great investment potential. Farms are within 4 to 6 mi. from each other.



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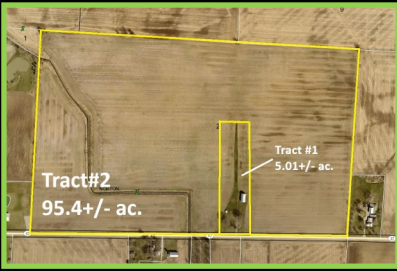


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FARM A (AUDITOR PARCEL #380290000300): 100 +/- contiguous acres, Waldo Twp. @ 796 Prospect Mt. Vernon Rd. (SR 47) Waldo, OH. 43356. Taxes are \$3,656.96 per yr.



TRACT #1: 5.01 +/- acres old homesite with lg. vintage 32' x 66' metal sided barn w/ hay loft, concrete, and 66' concrete feed lot. 12' x 16' storage shed w/ metal siding. Buildings have been maintained. Homesite includes mature maple trees and open grassed former homesite and approx. 3.16 +/- tillable acres, property has a good deep water well and natural gas line tap w/ road frontage. Delco Water to be extending service in the future for tap fee per owners.

TRACT #2: 95.40 +/- total acres, mainly systemically tiled tillable acres w/ rd. frontage on St. Rt. 47, approx. 2.09 +/- acres in sod waterway.

FARM B (AUDITOR PARCEL # 380170000600): 104 +/- contiguous acres, Waldo Twp. @ 6284 Gearhiser Rd. Waldo, OH. 43356. Taxes are \$4,338.50 per yr



TRACT #3: 5.01 +/- acres with long private driveway leading (270' rd. frontage) to 1,934 one story farmhouse (840 sq. ft.) containing 5 rooms, 2 bedrooms, full bath, full basement, hardwood floors, fuel oil furnace, Delco water & well, 12' x 28' utility shed, 10' x 10 shed, (2) small metal 15' round grain bins, 3.95 +/- tillable acres.

TRACT #4: 78.95 +/- systematically tiled tillable acres w/ 1,384.14 ft. of road frontage.

TRACT #5: 21.07 +/- systematically tiled tillable acres, adjacent to tract #4 but has 676.78 ft. of road frontage on Waldo- Fulton Rd. Waldo. OH.

FARM C (AUDITOR PARCEL #310220003300): 93.79 +/- contiguous acres, Richland Twp. @ Berringer Rd. Waldo, OH. 43356 (for GPS purposes only use 2849 Berringer Rd.). Taxes are \$2,601.70 per yr.



TRACT #6: 54.69 +/- total acres with 42.09 systemically tiled tillable acres, 6.14 +/- wooded acres at rear and west of tillable acres. 733 ft. of road frontage on Berringer Rd.

TRACT #7: 46.01 +/- total acres with 45.01 +/- systemically tiled tillable acres and 1 +/- acre of sod waterway, 516 ft. of road frontage on Berringer Rd.

TERMS & CONDITIONS: Tenant Farmer will have the right to fall harvest. The successful bidder(s) will be required to enter into a purchase contract at the conclusion of the auction. We will require \$25,000.00 down on each tract except #1 & #3 which will each require \$10,000.00 or \$125,000.00 down as a whole (non-refundable) payment due at the conclusion of the auction with the balance due in 45 days. Your bidding is not conditional upon financing, inspections or appraisals. Be sure you have arranged financing, if needed, and are capable of paying certified funds at closing. Assignments of any purchase contracts are conditional on the bidder remaining jointly liable on the contract with the assignee. Taxes prorated to closing date. Tracts selling subject to all legal highways, easements, restrictions, agreements and rights-of-way of record, and any lease, grant, exception, or reservation of coal, oil, gas and other mineral rights and interests previously transferred or reserved of record, if any. Farmland is under CAUV. If buyer changes usage, any recoupment will be at the buyer's expense. New surveys will be paid by sellers if needed. The purchaser will be responsible for the cost of title insurance or other type of title evidence if the purchaser(s) elect to acquire such title insurance/title evidence. Acreages and frontages are subject to final survey if applicable.

BIDDER NOTICE: We will be using the multi parcel auction method. Parcels #1 thru 6 to be offered individually, in combination, or as a whole 307.5 +/- acres. Selling in the manner that brings the most money. All bids will compete and remain open for bid advancement until auctioneer announces property sold.

DISCLAIMER: Information contained in this brochure and all related materials is based upon information available at time of listing and are believed to be accurate, but is subject to verifications by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the sellers or Auction Company. Parcel acreage, dimensions, aerial photos and boundaries are approx. and are taken from Co. & FSA Agency records. The potential Buyers hereby stipulate and agree that they have examined the property. Relying solely upon such examination with reference to conditions, Buyers agree to take such property "AS IS" without any expressed or implied warranties by Seller or Seller's agent. Any inspections desired by the Buyer shall be prior to the auction at Buyer's expense.

Owners: Karen L. Cook-Khazan & Mathew D. Cook
Attorney: Kevin Hall

