

NOTICE TO BIDDERS

The Board of County Commissioners of Paulding County, Ohio, will be receiving bids for the real estate on a cash rent per acre basis for the Jacob Farm – Children’s Home (FSA #1586), consisting of 230 acres more or less (233.1 tillable) for the lease period beginning the 14th day of September, 2026. Sealed bids must be marked “Jacob Farm – Children’s Home” with the corresponding farm number indicated and addressed to the Clerk of the Board. The bid must be received at the office of the Board of County Commissioners at 451 McDonald Pike Suite E, Paulding, OH 45879 not later than 11:00 a.m. on the 12th day of August, 2026. The acreage lease shall be for a term of three years. Contract details, farm description, and specifications may be obtained at the office of the Board of County Commissioners between the hours of 8:00 a.m. and 4:30 p.m. or on our website under Bids www.pauldingcountycommissioners.com

The Board of County Commissioners reserves the right to accept or reject any and all bids. Should you have any questions, please contact the Paulding County Commissioners’ office at 419-399-8215.

HEATHER BARNHOUSE, CLERK
BY ORDER
BOARD OF COUNTY COMMISSIONERS
PAULDING COUNTY, OHIO
MIKE WEIBLE
LISA McCLURE
MARK HOLTSBERRY

BID FORM FOR JACOB FARM
(FSA #1586)

Date: _____

Bidder: _____
(Please Print)

Signature: _____

Address: _____

BID: Rate of _____ per acre totaling _____ per year.

This form must be signed and returned as your bid to the Paulding County Commissioners' office in a sealed envelope marked "JACOB FARM (FSA #1586)" and addressed to the Clerk of the Board no later than 11:00 a.m. on August 12, 2026.

SPECIFICATIONS

JACOB FARM **(FSA #1586)**

Cash rent per acre

Two (2) annual payments:

1. Half April 1st of each year
2. Half November 1st of each year

Three (3) year lease

Lessee shall maintain best management practices on crop rotation

Farm crop plan to be filed by February 15th of each year

Lessee responsible for mowing and maintaining waterways, roadside ditches and lanes

Lessee responsible for care and upkeep of tile and tile ends. County to pay for materials.

Lessee required to sign a lease agreement. Term of agreement to begin on September 14th, 2026, and end September 13th, 2029.

Description of tracts:

JACOB FARM – CHILDREN’S HOME LAND DESCRIPTION (FSA #1586)

The Southwest Quarter (1/4) of Section Thirty-six (36) and the North Half (1/2) of the Southeast Quarter of Section Thirty-five (35), in Crane Township, containing Two Hundred Thirty (230) acres, more or less, 233.1 tillable acres.

LEASE AGREEMENT - JACOB FARM

THIS LEASE, made this _____ day of _____, 2026, between the BOARD OF COUNTY COMMISSIONERS of Paulding County, Ohio, Lessor and _____, Lessee:

WITNESSETH: The said Lessor, in consideration of the rents and covenants hereinafter contained, and by said Lessee to be paid and performed, hereby leases in the County of Paulding and the State of Ohio, to-wit:

The Southwest Quarter (1/4) of Section Thirty-Six (36) and the North Half (1/2) of the Southeast Quarter (1/4) of Section Thirty-five (35), in Crane Township, containing Two Hundred Thirty (230) acres, more or less.

The term of this agreement shall begin on **September 14, 2026**, subject to completion of harvesting of the 2026 growing crops by the current tenant, and ending on September 13, 2029, subject to the harvesting of the 2029 growing crops. This Agreement may be renewed for one (1) additional year each at the option of the Lessor, with said option to be exercised by the Lessor prior to September 1, 2029.

Upon the following terms and conditions:

1. Half (1/2) of the cash rent shall be due on or before April 1st, of each year beginning April 1, 2027 and half (1/2) on or before November 1st, of each year, beginning November 1, 2027 and each April and November thereafter during the term of this lease at the base rate of \$ _____ per acre for 233.1 acres totaling \$ _____ per year.
2. Lessee shall maintain best management practices on crop rotation.
3. Lessee shall mow and maintain all waterways, ditches, lanes and roadside free of weeds and brush with a minimum of a six (6) foot filter strip on all ditches. Lessee shall be responsible for care and upkeep of tile and tile ends and the County shall pay for these materials and labor. Lessee shall seek approval of Lessor if total cost to repair exceeds \$100.00.
4. An SCS conservation plan will be followed. And deviation must be approved in writing by Lessor. The Farm Service Crop bases must be maintained and certified yearly to Lessor.
5. In the event of default, on the part of Lessee, Lessor may sub-lease the premises to any individual of Lessor's choosing at such terms and under such conditions as Lessor deems appropriate.

6. Lessee shall not assign this Lease or underlet said premises or any part thereof.

7. A farm crop plan will be filed by February 15, 2027 and each year thereafter in the Lessor's office in the County Courthouse.

8. All improvements made to the leased land shall be approved in writing by Lessor prior to beginning any work.

9. Lessor does not guarantee PFC payment or the amount of any payment in connection with government payments.

10. Lessor acknowledged that this Lease is for crop land only and does not entitle Lessee to use any buildings on said land being leased.

11. Lessees are prohibited from applying manure on this land unless prior agreement with Lessor during the term of this lease. Lessees are prohibited from using this land to produce corn and wheat silage.

In the event Lessee shall fail to keep and perform any of the terms, agreements and covenants in this Lease of Lessee's part to be kept and performed; it shall be lawful for said Lessor enter into said premises to re-enter and the same to have again and repossess as in the Lessor's first and former estate; and thereupon this Lease and everything therein contained on the said Lessor's behalf to be done and preformed shall cease, terminate and be void; without prejudice, however, to the right of said Lessor to recover from said Lessee all damages occasioned by the default of said Lessee in the performance of any of the covenants of this Lease on Lessee's part to be preformed or occasioned by the act or negligence of Lessee's agents or servants.

IT IS MUTUALLY covenanted and agreed by and between said Lessor and said Lessee as follows:

Said Lessor covenants and agrees with said Lessee, that said Lessee, paying the rents and observing and keeping the covenants of this Lease's part to be kept, shall lawfully, peaceable and quietly hold and occupy said premises during said term, without any hindrance or molestation by said Lessor.

IN WITNESS WHEREOF, the said Lessor and Lessee have hereunto set their hands on the day and first above written.

SIGNED and ACKNOWLEDGED in presence of:

“LESSORS”

PAULDING COUNTY COMMISSIONERS
PAULDING COUNTY, OHIO

By: _____
Mike Weible, Commissioner

By: _____
Lisa McClure, Commissioner

By: _____
Mark Holtsberry, Commissioner

“LESSEE”

By: _____

APPROVED AS TO FORM:

Matthew A. Miller
Prosecuting Attorney

BE IT REMEMBER, that on this _____ day of _____, 2026, before me, the subscriber a notary public in and for said County and State, personally came the above-named Paulding County Board of Commissioners, Mike Weible, Mark Holtsberry and Lisa McClure, and acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Paulding, Ohio, the day and year last aforesaid.

Notary Public, State of Ohio

My Commission Expires: _____

BE IT REMEMBER, that on this _____ day of _____, 2026, before me, the subscriber a notary public in and for said County and State, personally came _____ of _____ and acknowledged the signing of the foregoing instrument to be his/her voluntary act and deed for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at _____, the day and year last aforesaid.

Notary Public, State of Ohio

My Commission Expires: _____

Prepared by: Matthew A. Miller/jl Paulding County Prosecutor, 120 S. Walnut St.,
Paulding, Ohio 45879