AUCTION TERMS & PROCEDURES

PROCEDURES:
The property will be offered in 7 individual tracts, any combination of tracts, or as a total 241± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer.

DOWNPAYMENT:
Real Estate 10% down payment on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash, cashier’s check, personal check or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed and are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES:
Successful bidder(s) will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller’s acceptance or rejection.

EVIDENCE OF TITLE:
The Seller will provide a Preliminary Title Opinion for the review of the prospective buyer(s). At closing, the Seller will provide a Title insurance policy in the amount of the purchase price. All tract(s) sold As-Is.

DEED:
Seller(s) shall provide a Corporate Warranty Deed at the time of closing.

CLOSING:
The balance of the real estate purchase price is due at closing, which will take place on or before April 18th, 2017.

POSSESSION:
Possession will be delivered at closing. Buyer to receive 2017 CROP RIGHTS!

REAL ESTATE TAXES / ASSESSMENTS:
Taxes will be pro-rated to the day of closing. The property is currently enrolled in the CAUV program.

ACREAGE:
All boundaries are approximate and have been estimated based on current legal descriptions.

SURVEY:
Per requirements of the Jackson County Engineer, a new survey will be required for transfer of any newly created auction tracts or for the property to transfer as a whole. The cost of the survey(s) will be shared equally (50:50) between the Buyer(s) and Seller.

EASEMENTS & LEASES:
Sale of the property is subject to any and all easements of record.

MINERAL RIGHTS:
The sale shall include 100% of the mineral rights owned by the Seller.

AGENCY:
Schrader Real Estate and Auction Company, Inc. and its representatives are exclusive agents of the seller.

DISCLAIMER AND ABSENCE OF WARRANTIES:
All information contained in this brochure and all related materials are subject to the Terms and Conditions outlined in the Purchase Agreement. The property is being sold on “AS IS, WHERE IS” basis, and no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers and Selling Agents reserve the right to preclude any person from bidding if there is any question as the person’s credentials, fitness, etc. All decision of the Auctioneer is final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.
Land and Equipment Auction
Wednesday, March 15
241 Acres
Offered in 7 Tracts

PROPERTY LOCATION: From US 35, travel south of Jackson, Ohio 14 miles to OH SR 279. Then right, Continue on SR 279 ¼ mile to Thurman Rd. Turn right & travel ½ mile to the farm on both sides of the road. (Also frontage on SR 279). From the south, travel on US 35 5 miles north of FRANKFORT. OR to OH SR 279. AUCTION SITE: Held onsite at LEWIS TURKEY FARM, 961 Thurman Rd., Oak Hill, OH 45656

TRACT DESCRIPTIONS: (All Acreages are Approximates)
JACKSON County, Madison Township, Sections 24 and 25

TRACT 1: 32.5± ACRES near all tillable. 1,450± ft. of frontage on SR 279. Productive tillable land with Omulga & Stockly soils. Nearly level field for ease of farming operation. This is a nice size tract that presents a good investment opportunity. TRACT 2: 16± ACRES nearly all tillable. 700± ft. of frontage on Thurman Rd. Great potential building site or continue to farm this level highly productive tract. TRACT 3: 19.5± ACRES with 19± FSA tillable acres. Quality Doles and Piopolis soils. Bordered by open by an open ditch. TRACT 4: 18± ACRES. Quality Doles and Piopolis soils. Bordered on east by an open ditch. This tract features a 2-story livestock barn with concrete floor and center w/through feed bunk (feedlot), 6x w/unloader, 5k bushel grain bin and a 9 ton and 14 ton Bulk Bin. Municipal water available at the road. TRACT 5: 16± ACRES nearly all tillable. Features Omulga and Stokly soils bordered on the east by an open ditch. 450± ft. of frontage on Thurman Road. TRACT 6: 23± ACRES with TURKEY OPERATION including house, buildings and barns. This is an unprecedented opportunity with the following improvements:
- 3,000± of brick ranch house with full basement, electric forced air furnace, 3 BR, 1 bath and 2 ½ car attached garage. 200 amp service. Ready for your remodel.
- (3) Turkey Barns each w/14T Bulk Bins, Barn #1: 288'x64', updated electric and insulated roof and sides, Barn #2: 224'x64' w/concrete side walls, insulated roofs and sides and 5 lg. entry doors, Barn #3: 224'x64' w/concrete sides and 5 large entry doors. All barns have water electric and concrete access pads
- SHOP/ Machinary Shed built in 1996, 224'x64'
- USDA Approved Poultry Processing plant (Major renovation in 1992), (2) walk-in coolers, 24 Avierson Line, (Contact Agent for included equipment).
These buildings could easily be converted for multiple uses, or investigate the opportunity of continuing in the specialty poultry business. Tract 7: 116± ACRES of improved fenced pasture. 700± ft. of frontage on Thurman Rd. This tract has a pond and (2) springs. Nice barn w/stalls and plenty of room for livestock, hay, and equipment storage. Electric and municipal water at the barn. Ready for your livestock. OR examine the possibility of making this a potential building site with room to grow. The Lewis’ Farm presents an outstanding opportunity for the crop farmer, cattleman, rural home buyer, or specialty farm enthusiast. Come examine all of the possibilities!

INSPECTION TIMES:
Wednesday, February 22nd - 10 AM - 12 Noon
Friday, March 3rd - 10 AM - 12 Noon
Friday, March 10th - 10 AM - 12 Noon
Meet a Schrader Representative at Tract 6 Or Call for a Private Showing!

Equipment TO SELL following the Real Estate at 12 NOON!

TRACTORS - SPRAYER - COMBINE
- 1982 JD 4440 Tractor, CAH, Quad Range Trans, 18.4-38 rear, snap-on duals, 2 remotes, 540/80R38, ONLY 3,524 hrs
- 1980 JD 4240, Quad Range, 430/80R38, 2 remotes, 54018922, ONLY 3,260 hrs
- 1986 MF 375 Tractor MFWD, sold w/ MF 836 front-end loader, 2 remotes, 16.9-28, “Sycn-to-12 Transmission”, 54 U300222w/ ONLY 1,762 hrs
- 1936 Ferguson 35, restored, gas, 4,598 hrs, one owner
- IH Farmall Cub with cultivators, restored
- JD 600-A Hi-Cycle Sprayer, diesel
- 1948 JD 6620 Combine, Turbo dal, ONLY 3320 hrs, 54- 3500637, clean unit
- JD 216 Grain Platform
- DOZER - BACKHOE - GRAN TRUCK - TRAILER
- JD 50C Dozer - E-Way blade
- IH 3082 Backhoe Attachment, 3pt.
- 1978 GMC C 2-Ton Truck with Dump Bed, grain sides
- Shop/ Machinery Shed built in 1996, 224’x64’
- New Holland 258 Rolla-bar Rake w/front/dolly wheel!
- KUHN GF 5202 THA, 4 basket tender, nice
- KUHN SR110 Speed Rake, nice
- New Holland Stackliner 1033, large bale stacker
- Bale Handler Hay Grapple
- 2 flat-rack Hay Wagons, heavy gears
- 25’ Hay Elevator w-electric motor
- JD DRILL - TILLAGE
- JOHN DEERE 750 No-till drill, 15’ Grass seeder attachment, Yetter markers, front dolly, nice, 5601478
- Brilllion 15’ Culti-Mulcher
- Dunham Lehr #35, 10-shank Chisel Plow
- JD 2600 Plow, 4 bottom
- International Disk 1”

LIVESTOCK EQUIPMENT - GRAIN-O-VATOR
- Schular 175B Silage Wagon - Grain-O-Vator with hydraulic auger - Priefert Cattle squeeze chute w/ head gate and palpation cage - (4) Round Bale Rings
- (20) Concrete Feed Bunks 81’x 3’x 3’ (3) Wood Mineral Feeders

TOBACCO EQUIPMENT - MISCELLANEOUS
- Schular 175B Hay Elevator - electric motor
- Brillion 15’ Culti-Mulcher
- Dunham Lehr #35, 10-shank Chisel Plow
- JD 2600 Plow, 4 bottom
- International Disk 1”

LIVESTOCK EQUIPMENT - GRAIN-O-VATOR
- Schular 175B Silage Wagon - Grain-O-Vator with hydraulic auger - Priefert Cattle squeeze chute w/ head gate and palpation cage - (4) Round Bale Rings
- (20) Concrete Feed Bunks 81’x 3’x 3’ (3) Wood Mineral Feeders
- Hollymatic 50lb. Proportioner Stuffer -Butcher Boy 200lb. Meat mixer
- Multi-Vac single chamber vacuum packer - F. Dick Clipper (manual)
- Tipper Tie Clipper (air) - More!

USDA APPROVED PROCESSING EQUIPMENT
- Hollyphmatic 50lb. Proportioner Stuffer -Butcher Boy 200lb. Meat mixer
- Multi-Vac single chamber vacuum packer - F. Dick Clipper (manual)
- Tipper Tie Clipper (air) - More!

800-451-2709 • www.SchraderAuction.com

OWNER:
Lewis’ Turkey Farm, Inc.
For Information Call: 800-451-2709

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