

AUCTION TERMS & PROCEDURES:

PROCEDURES: The property will be offered as a complete 126.503± acre Newly Surveyed unit. There will be open bidding during the auction as determined by the Auctioneer.

DOWNPAYMENT: 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. The title insurance policy will be provided by the Seller and written through Chicago Title. All tracts sold "As-Is".

DEED: Seller(s) shall provide a Warranty Deed(s)

CLOSING: The balance of the real estate purchase price is due at closing, with the targeted closing date approximately 30 days after the auction.

POSSESSION: Possession will be delivered at closing subject to 2018 lease and crop removal.

REAL ESTATE TAXES / ASSESSMENTS: Taxes will be pro-rated to the date 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: A new survey will be made where there is no existing legal description or where

new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for title transfer.

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 to the person's credentials, fitness, etc. All decisions of the Auctioneer are 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.



CENTERVILLE, IN OFFICE: 7141 College Corner Rd., Centerville, IN 47330
OHIO OFFICE: 11707 W Lancaster Rd., Jeffersonville, OH 43128

Auction Manager:
Andy Walther, 765-969-0401

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CORPORATE HEADQUARTERS
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JANUARY 2019						
SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

126.5± acres in 1 Tract
Camden • Preble County
OHIO
Land Auction

126.5± acres
in 1 Tract

- 107± FSA Tillable Acres
- Quality Soils in Top Agricultural Area
- Great Location! Between Camden & Gratis, OH
- Creek for Improved Drainage and Recreation
- 6± Acres of Mature Woods

Camden • Preble County
OHIO
Land Auction

Wednesday, January 9 • 11am

800-451-2709 • SchraderAuction.com • Online Bidding Available



Camden • Preble County

OHIO Land Auction

126.5± acres

in 1 Tract

Wednesday, January 9 • 11am

*Great opportunity for the Investor or Farmer!
Come examine the possibilities this farm has to offer!*

Property Location: From CAMDEN, OH at the intersection of US 127 and OH SR 725, travel east 6 miles on SR 725 to Quaker Trace Rd. Turn south (right) on Quaker Trace and travel ¼ mile to the new Culvert. Property will be on your right. From EATON, OH travel south on SR 122 5 miles to Quaker Trace Rd., then south (right) 4 miles to the Farm.



Auction Site: The Gathering Place at 501 Nation Ave. Eaton, Ohio. From the Intersection of US 127 and US 35, travel east on US 35 ¾ mile to Nation Ave. Turn south (right) and travel 6 blocks to the auction site.

Inspection Times

Wednesday, December 12th • 9am - 10am

Wednesday, January 2nd 9am - 10am

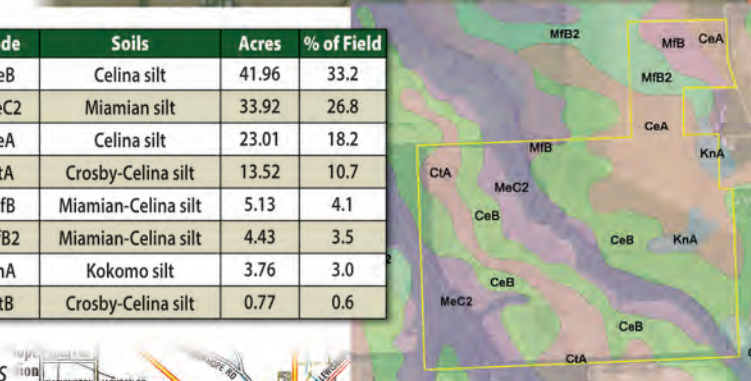
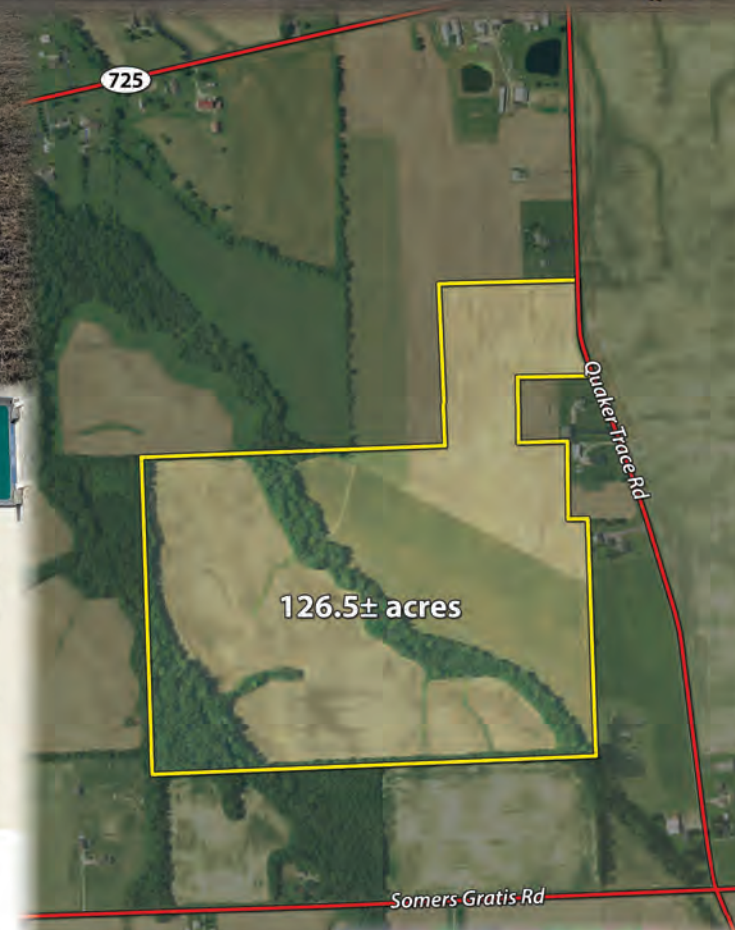
Property Description: PREBLE County, GRATIS Township (Section 7) Located on QUAKER TRACE Rd. ¼ mile south of OH SR 725. 126.503 newly surveyed Acres with 107± tillable acres. Features quality Crosby, Celina and Miamian soils. The land is farmed as (2) fields with a nice stream for your own drainage outlet. This is great mix of tillable and recreational land with a 6± acre woods located in the southwest corner of the property. A new culvert pipe / gravel entrance was just completed off of Quaker Trace Road. Come examine all the possibilities this property has to offer.

Contact Agent for a Detailed Information Book!

OWNER: Paul W. Proeschel Estate. James Proeschel and Paula Murray Co-Executors.

For Information Call AUCTION MANAGER: Andy Walther, 765-969-0401
andy@schraderauction.com

Code	Soils	Acres	% of Field
CeB	Celina silt	41.96	33.2
McC2	Miamian silt	33.92	26.8
CeA	Celina silt	23.01	18.2
CtA	Crosby-Celina silt	13.52	10.7
MfB	Miamian-Celina silt	5.13	4.1
MfB2	Miamian-Celina silt	4.43	3.5
KnA	Kokomo silt	3.76	3.0
CtB	Crosby-Celina silt	0.77	0.6



ONLINE BIDDING AVAILABLE

You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Co. - 800-451-2709.

- 20 miles to DAYTON, OH
- 35 miles to CINCINNATI, OH
- 9 miles to EATON, OH

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