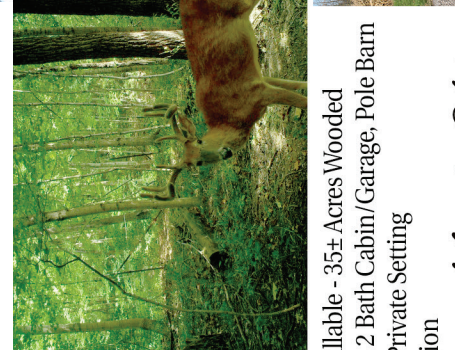




Farm Equipment sells at 11:00am



- **John Deere 5220** tractor 2-WD, 14.9-28 tires, 540 pto, 3 pt, 2 hyd remotes, SN 222071
- **14' Allis Chalmers 2300** disc, tandem wheels, 8 1/2" spacing
- **John Deere 640** roll bar rake, 4 bar, w/ dolly wheel
- **Vermeer 504** round baler, Super I series, 540 pto, twine only
- **16' steel** gooseneck livestock trailer, WW Trailer manufacturers: SN 234107
- **25' flatbed** gooseneck trailer, single wheel tandem axle
- **6' Squealer** rotary mower by Bush Hog
- **8' King Cutter** rotary mower, pull type, hyd raise
- **15' flat** rack wagon
- **3 pt round** bale unroller
- **7' grader** blade, 3 pt
- **Miscellaneous** steel pipe
- **(2) running** gears
- **200 bu.** gravity wagon (no gear)
- **4' Smidley** hog feeder, stainless steel bottom
- **Hustler 52"** zero turn lawn-mower
- **Approx.** 200 bale of straw, small squares
- **Approx.** 50 round bales of grass hay
- **12 ft John** boat with trailer and 7 1/2 HP motor
- **Miscellaneous** livestock fence, gates, panels, wood posts, steel posts, and water tanks
- **Wagon load** of small miscellaneous items



- 60± Acres Tillable - 35± Acres Wooded
- 2 Bedroom, 2 Bath Cabin/Garage, Pole Barn
- Gorgeous, Private Setting
- Great Location

95.5± Acres

ROSS COUNTY, UNION TWP. • Frankfort, Ohio

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Auction Managers:

Nick Cummings, CAI 740-572-0756
Dale Evans 260-894-0458

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email: auctions@schraderauction.com

DECEMBER 2014						
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			



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95.5± Acres

OFFERED IN 2 TRACTS

SOUTHERN OHIO

Real Estate & Personal Property Auction



- 60± Acres Tillable - 35± Acres Wooded
- 2 Bedroom, 2 Bath Cabin/Garage & Pole Barn
- Gorgeous, Private Setting
- Great Location



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Saturday, December 6

Personal Property at 11:00am | Real Estate at approximately 12:30pm

95.5±
Acres

ROSS CO., UNION TWP., Frankfort, Ohio

Real Estate & Personal Property AUCTION

Saturday, December 6 • 11am & 12:30pm

Real Estate sells at approximately 12:30 PM

PROPERTY LOCATION: 12620 Westfall Road, Frankfort, Ohio 45628.
Auction Held on Site. **DIRECTIONS:** From the intersection of Main Street and E. High Street in Frankfort (at the Valero gas station), travel east on E. High Street for .3 mile to Westfall Road. Turn north and travel 3.4 miles to the property on the east side. Watch for signs.

TRACT 1: 59.2 Acres with Miamian loam and Crosby loam as the predominant soil types. This tract has much to offer! Built new in 2014 is the 2-story, 28'x32' cabin/garage. The 2 bedrooms are 13'x10' and 16'x10' and have knotty-pine tongue-and-groove walls. The kitchenette has Bertch cabinets with a countertop and a double sink. The cabin also has 2 full baths, a 12'x9' utility room with washer and dryer hook-up, double overhead doors with openers, and 2 walk-in doors. The 400 AMP electric, Ross County water, and septic/leach field are all in place. Investigate the opportunity offered here to build a home and own the country estate you have always dreamed of. The 80'x76' custom-built pole barn is ideal for hobbies, 4-H projects, and storage. Built in 2014, this barn has 16'x14' overhead doors with openers, a partial concrete floor, an insulated roof, a 20'x20' office area, small animal stalls, a paddock, electric, and water. This is a one-of-a-kind, family-friendly property with income-producing, tillable land and wooded recreational land for hunting, food plots, and ATV trails. The farm is fenced and cross-fenced, has 7 frostless water hydrants throughout the property, and has a stream meandering through the woods.

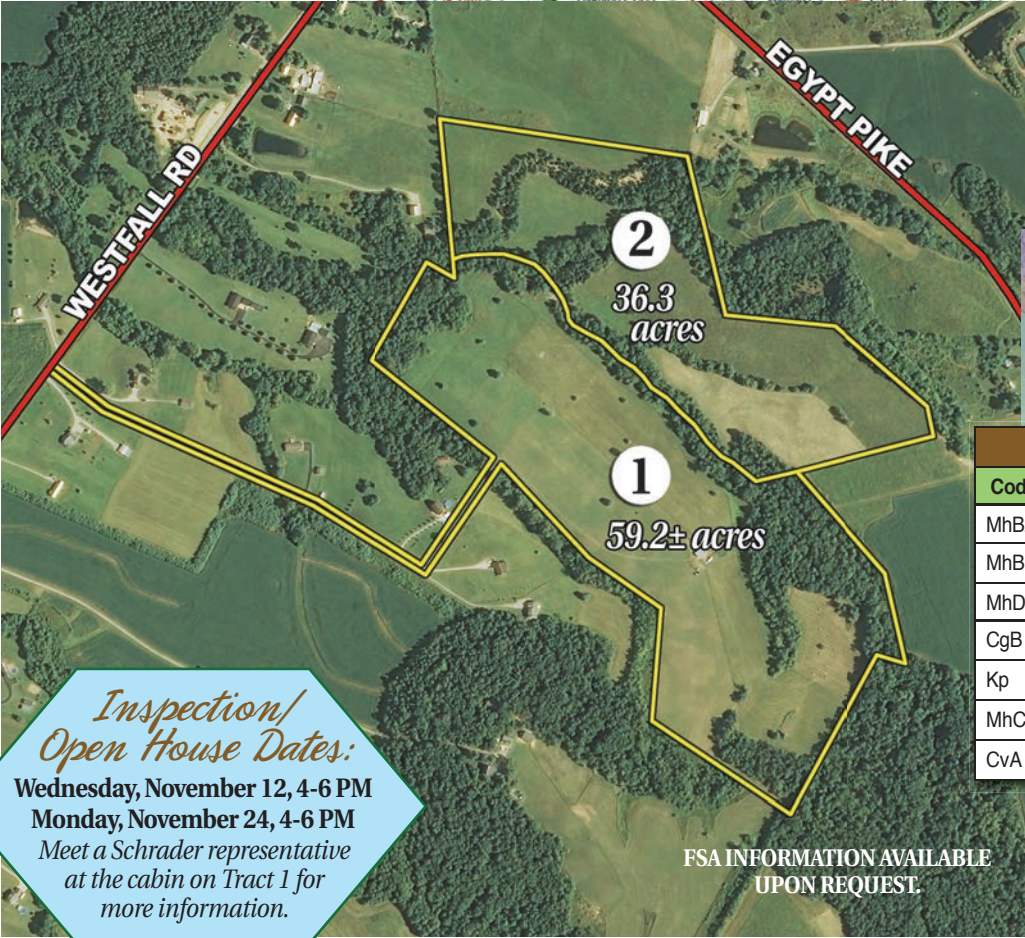
TRACT 2 (SWING TRACT): 36.3± Acres with Kokomo loam and Miamian loam soils. Currently the open land is in hay and pasture. The wooded land has mixed hardwoods. This is a beautiful tract with lots of character and great views. It must be purchased in combination with Tract 1 or by an adjoining land owner.

Owners: GARBER FAMILY

AUCTION MANAGERS:
Nick Cummings, CAI 740-572-0756
Dale Evans 260-894-0458



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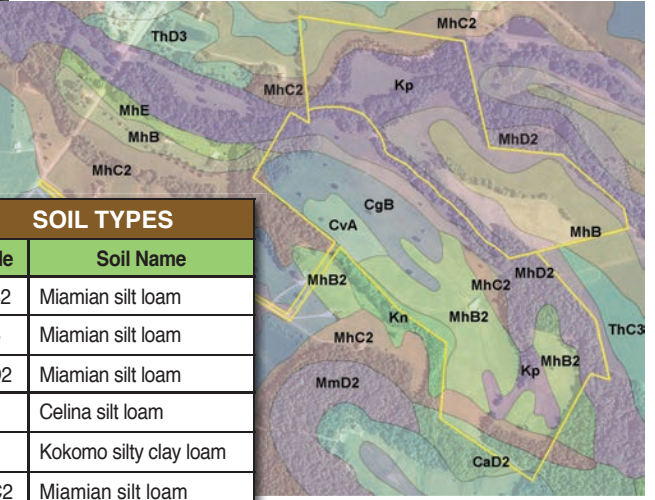
*Inspection/
Open House Dates:*
Wednesday, November 12, 4-6 PM
Monday, November 24, 4-6 PM
*Meet a Schrader representative
at the cabin on Tract 1 for
more information.*

FSA INFORMATION AVAILABLE
UPON REQUEST.



**ROSS COUNTY
UNION TOWNSHIP**
Adena Local School District
Frankfort, Ohio
15 miles from Chillicothe, OH
22 miles from Washington
Courthouse, OH
43 miles from Columbus, OH
70 miles from Dayton, OH
98 miles from Cincinnati,
OH

SOIL TYPES	
Code	Soil Name
MhB2	Miamian silt loam
MhB	Miamian silt loam
MhD2	Miamian silt loam
CgB	Celina silt loam
Kp	Kokomo silty clay loam
MhC2	Miamian silt loam
CvA	Crosby silt loam



AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 2 individual tracts or as a total 95.5± acre unit. There will be open bidding on tracts (with swing tract limitations) and in combination during the auction as determined by the Auctioneer. Bids on tracts and the total property may compete.

DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of 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 purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection.

EVIDENCE OF TITLE: The Seller shall provide a preliminary opinion of title to be made available to prospective bidders for review prior to bidding. If any buyer elects to purchase title insurance, the cost thereof shall be at such buyer's sole expense. Seller agrees to provide merchantable title to the property subject to matters of record, general conditions of title, and similar or related matters. All tracts sold "AS IS".

DEED: Appropriate deed will be delivered at closing.
CLOSING: Closing shall take place 30 days after auction date, or as soon thereafter as applicable closing documents are completed.

POSSESSION: Possession at closing with tenants rights on the cropland.

REAL ESTATE TAXES: Buyer shall assume real estate taxes beginning with the 2015 calendar year taxes due and payable 2016. If usage is changed, the Buyer is responsible for CAUV Recoupment.

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. Buyer(s) and Seller shall share survey expense 50:50.

FSA INFORMATION: Contact Auction Company for farm number and farm bases.

EASEMENTS: 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 an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. 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 Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller 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.