

FARM LAND AUCTION

Germanstown @ Carlisle, OH
 113± Acres
 2 Farms in 4 Tracts

Wednesday, March 18th • 6PM
 Held at Germanstown Senior Center



ONLINE BIDDING AVAILABLE

SCHRADER Real Estate and Auction Company, Inc.

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AUCTION MANAGER:
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 #AC63001504

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MARCH 2015						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
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 113± Acres
 2 Farms in 4 Tracts

Auction Terms & Conditions

PROCEDURES: The property will be offered in 4 individual tracts, any combination of tracts, or a total 113± 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). If Buyer(s) elect to have title insurance, the entire cost of the owners title insurance will be the responsibility of the Buyer(s). Seller agrees to provide merchantable title to the property subject to matters of record. All tracts sold "As-Is".

DEED: Seller(s) shall provide a Warranty Deed(s), closing price is due at closing, which will take place on or before April 20th, 2015.

POSSESSION: Possession will be delivered at closing. Buyer to receive 2015 CROP RIGHTS!

REAL ESTATE TAXES / ASSESSMENTS: Buyer to assume the 2nd installment tax payment due in 2015. Seller will pay all taxes due and payable for the first payment due in 2015. Current ANNUAL taxes for the farms farm are as follows: Tract 1 - 3: \$3,812.52 (combined) and Tract 4: \$1,481.62.

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. If a survey is needed, Buyer(s) and Seller will share survey expense 50:50. If the property sells in its entirety, no new survey will be completed.

EASEMENTS & LEASES: Sale of the property is subject to any and all easements of record. Note that Tract 3 is sold subject to a conservation easement held Three Valley Land Trust.

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"

ED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.

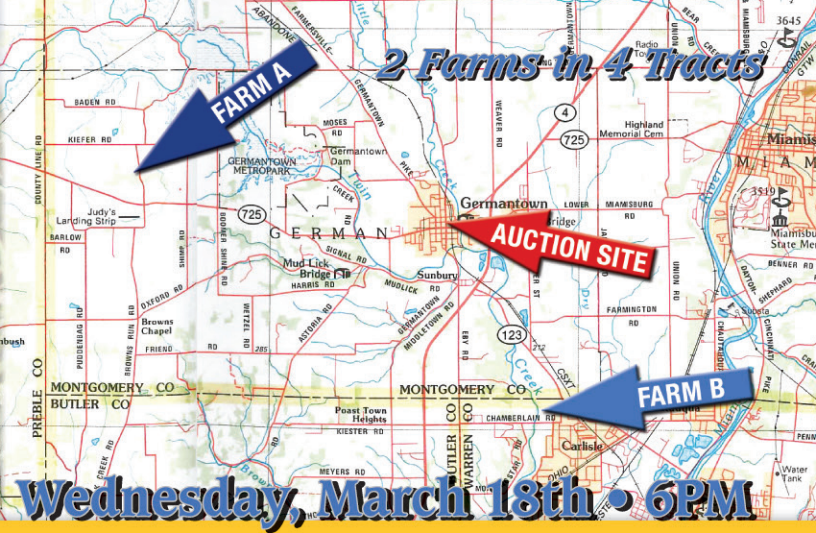
ANY ANNOUNCEMENTS MADE THE DAY OF THE AUCTIONER IS FINAL.

THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.

Germantown & Carlisle, OH

113[±] Acres

FARM LAND AUCTION



Wednesday, March 18th • 6PM

103[±] FSA Crop Acres • Immediate 2015 Crop Rights!
High Percentage Tillable

MONTGOMERY Co. (German Twp) & WARREN Co. (Franklin Twp)

PROPERTY LOCATION: **FARM A - TRACTS 1-3:** 4 miles northwest of Germantown on Browns Run Road. From Germantown take OH 725 west 4 miles to Browns Run Road, then right (north) ½ mile to the farm on both sides of the road. **FARM B - TRACT 4:** Located at the northwest edge of Carlisle, OHIO. From the intersection of SR 4 and OH 123 take OH 123 south 1.5 miles to Chamberlain Rd. turn right, farm is on your right.

AUCTION SITE: Germantown Senior Center, 33 North Cherry St., Germantown, Ohio 45327. From SR 4 and OH 725, take OH 725 ¾ mile to center of town and turn right on Cherry St.

TRACT DESCRIPTIONS: (All Acreages are Approximates)

FARM A: Montgomery County, Section 8, located on Browns Run Road (68.856[±] Acres)

TRACT 1: 21[±] ACRES nearly all tillable. 800'± feet of frontage on Browns Run Rd. Productive tillable land with picturesque setting. Examine the possibility of an estate sized mini-farm or building site.

TRACT 2: 24[±] ACRES mostly tillable. 650'± feet of frontage on Browns Run Rd. Productive tillable land with gently rolling hills. 1900's bank barn. Another potential homesite.

TRACT 3: 23[±] ACRES with 17[±] tillable acres. 815'± feet of frontage on Browns Run Rd. 5[±] Acres of mature woodland along the east end of the property. Examine the possibility of a potential home site. Great location with a picturesque setting.

FARM B: Warren County Section 29 and Montgomery County, Section 29, located on Chamberlain Rd. (44.699[±] Acres)

TRACT 4: 45[±] ACRES nearly all tillable with frontage on Chamberlain Rd. This is a productive farm to add to your operation. This tract sold subject to an easement by Three Valley Conservation Trust. Great opportunity for an investor to generate farm rental income while protecting the land through the conservation easement. (Contact Agent for details on the easement)

OWNER: Hidden Acre Farms of Carlisle LLC and Hidden Acre Farms of Germantown LLC



INSPECTION TIMES:
Thursday, Feb. 26th • 11 am – 12 noon
Monday, Mar. 9th • 11 am – 12 noon
Walk-over Inspections Welcome
Meet Agent on Tract 2

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These farms present a great opportunity to add acreage. Come examine all of the possibilities!



Great Location!! Tracts ranging from 21-45 Acres



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 Kevin Jordan at Schrader Auction Co. - 800-451-2709.