

**181± ACRES**

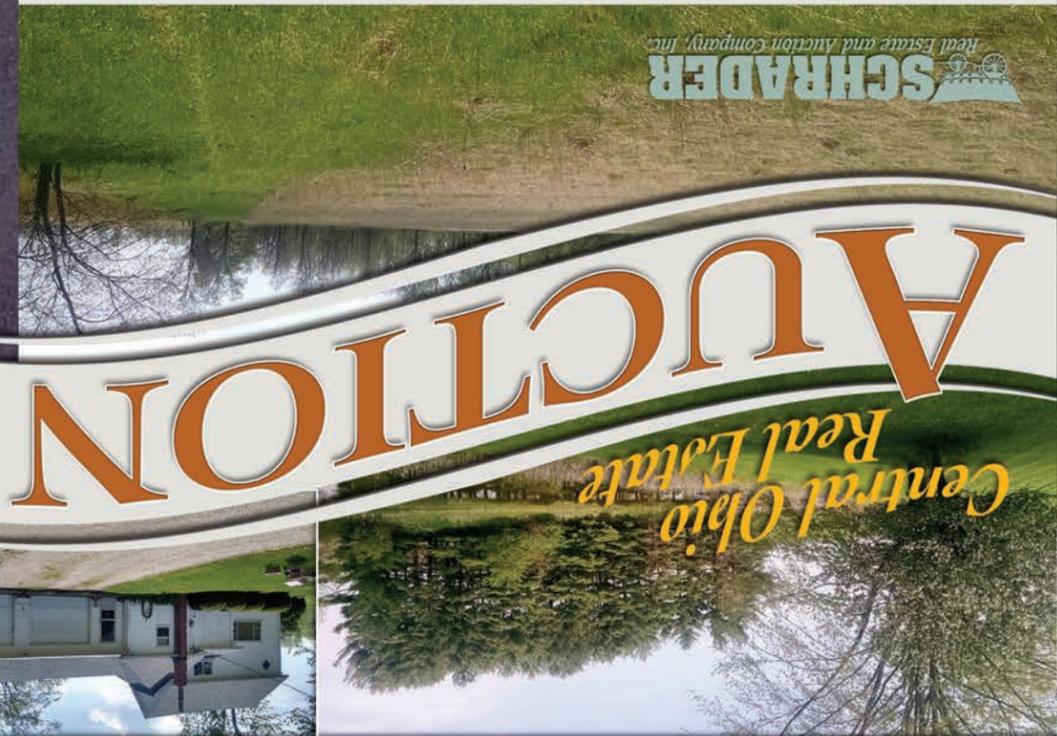
OFFERED IN 4 TRACTS



Union County  
Marysville, Ohio

*Leesburg & Taylor Township  
Marysville Exempted Village School District*

**Thursday, July 16 • 6 PM**  
Held at the Union County Fairgrounds Armory Building



**SCHRADER**  
Real Estate and Auction Company, Inc.

**AUCTION**  
Central Ohio Real Estate

Union County • Marysville, Ohio  
*Leesburg & Taylor Twps. • Marysville Exempted Village School District*



Central Ohio Real Estate

**AUCTION 181± ACRES**

OFFERED IN 4 TRACTS

- Great location with frontage on OH-4 and Macklin Rd.
- Productive, Tillable Land
- Potential Building Sites
- Wooded & Recreational Land
- Rural Home & Buildings
- This farm has been enrolled in CRP for over 20 years. Investigate the opportunity for organic certification.

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**ONLINE BIDDING AVAILABLE**

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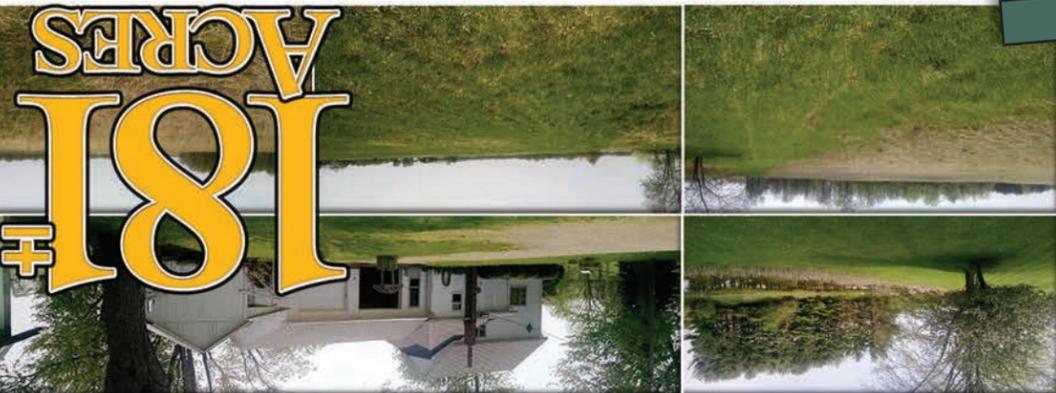
JULY 2015						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
					3	4
				1	2	
			8	9	10	11
			6	7		
			13	14	15	16
			20	21	22	23
			27	28	29	30
26	27	28	29	30	31	

950 N. Liberty Drive  
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Auction Manager:  
Dale Evans 260-894-0458  
#63198613769  
email: [auctions@schraderauction.com](mailto:auctions@schraderauction.com)

**SCHRADER**  
Real Estate and Auction Company, Inc.

**181± ACRES**

OFFERED IN 4 TRACTS



*Union Co., Leesburg & Taylor Twps. • Marysville, Ohio*

MARYSVILLE, OHIO  
Union Co.

Central Ohio  
Real Estate

# AUCTION 181<sup>±</sup> ACRES

**Inspection Dates:**  
TUESDAY, JUNE 16, 4-6 PM  
THURSDAY, JULY 2, 4-6 PM  
Meet a Schrader Representative  
at the home on Tract 2.

OFFERED IN 4 TRACTS

**Thursday, July 16 • 6 PM**

**AUCTIONEER'S NOTE:** This farm offers a unique and rare opportunity to purchase land near Marysville, just across from Blues Creek Golf Club. The farm has been in CRP for over 20 years. Investigate the opportunity to have organic certification. Be prepared if you are a farmer, an investor, or are looking for the ideal location for the country estate you have always dreamed of owning and attend on July 16<sup>th</sup> at the Union County Fairgrounds.

**AUCTION LOCATION:** Union County Fairgrounds Armory Building,  
845 N. Main St., Marysville, OH 43040 (Just south of Interstates 33 and 36)

**DIRECTIONS TO PROPERTY:** 20485 OH-4, Marysville, Ohio 43040. From Interstates 33 and 36 just north of Marysville, travel north on OH-4 for approximately 4 miles to the property on the west side of the road (on the corner of OH-4 and Macklin Road).

**TRACT 1: 41± acres** with frontage on both OH-4 and Macklin Road. Glynwood loam and Blount loam are the predominant soil types.

**TRACT 2: 46± acres** with much to offer! This tract has a 1,230 sq. ft., 1½ story, 3 bedroom, single bath home on a partial basement. The home has a newer roof and natural gas-forced air heat. The 40'x30' pole building includes 13'x15.5' end slider, walk-in door, and 14' side walls. The hip-roof building is 24'x44' with a 20'x44' lean-to. There is also a 10'x32' storage shed. This scenic, rolling tract also includes a pond surrounded by mature trees and 4± acres of wooded land in the northwest corner.

**TRACT 3: 36± acres.** The primary soil type is Blount silt loam. Explore the opportunity for a beautiful building site with income producing, tillable land just minutes from Marysville.

**TRACT 4: 58± acres** including 51± acres of mostly tillable land and 7± acres of wooded land. The primary soils are Blount, Pewamo, Sloan, and Wetzel. This tract has easy access off of OH-4 with over 1,200' of road frontage and offers many possibilities. Consider the income potential of the tillable land and the recreational enjoyment of the wooded land with a private setting.

- Great location with frontage on OH-4 and Macklin Road
- Productive, Tillable Land
- Potential Building Sites
- Wooded and Recreational Land
- Rural Home and Buildings
- This farm has been enrolled in CRP for over 20 years Investigate the opportunity for organic certification

**AUCTION TERMS & CONDITIONS:**  
**PROCEDURE:** The property will be offered in 4 individual tracts, any combination of tracts and as a total 181± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations 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 Seller's acceptance or rejection. **EVIDENCE OF TITLE:** The Seller shall provide a preliminary title opinion, certificate or report 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 will convey title free and clear of liens, but otherwise subject to all easements and matters of record. All tracts sold "AS IS". **DEED:** Appropriate deed will be delivered at closing. **CLOSING:** Closing shall take place 45 days after auction date, or as soon thereafter as applicable closing documents are completed.

**POSSESSION:** Possession at closing.  
**REAL ESTATE TAXES:** Real estate taxes shall be prorated to the day of closing. If usage is changed, the Buyer is responsible for CAUV Recoupment.

**TRACT MAPS; ACRES:** Tract maps, depicted boundaries and stated acres are approximations based on county parcel data, current legal descriptions and/or aerial mapping software and are not provided as survey products.

**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.

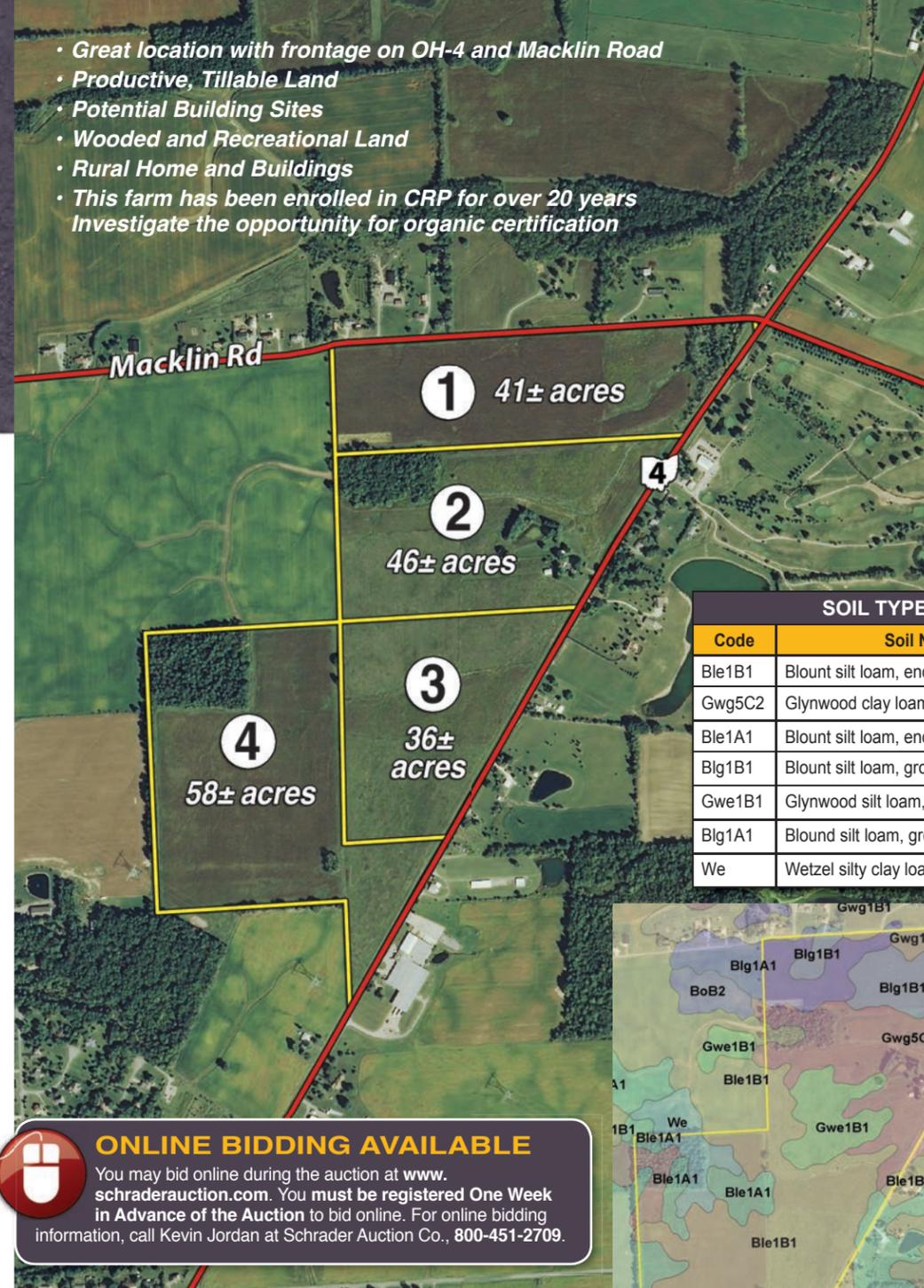
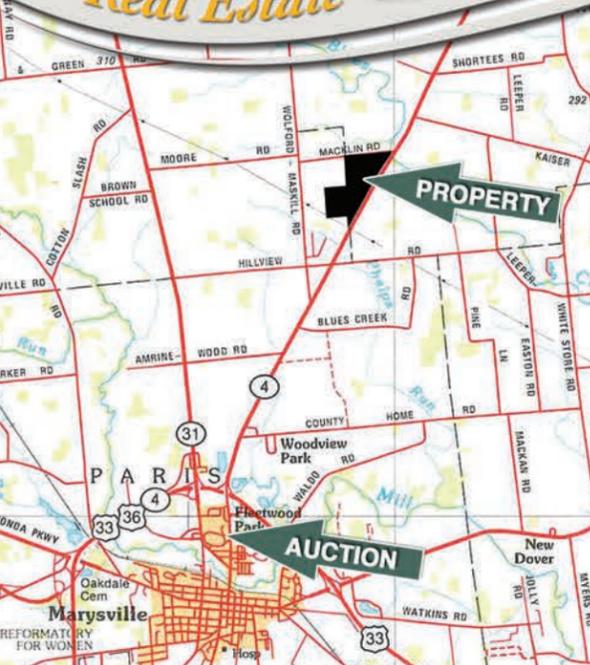
**MINERAL RIGHTS:** The sale shall include all mineral rights owned by the Seller.

**AGENCY:** Schrader Real Estate and Auction Company, Inc. and its representatives are exclusively the 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.**

**STOCK PHOTOGRAPHY:** Some crop photos are for illustrative purposes only and were not taken on the auction property.



SOIL TYPES	
Code	Soil Name
Ble1B1	Blount silt loam, end moraine
Gwg5C2	Glynwood clay loam, ground moraine
Ble1A1	Blount silt loam, end moraine
Blg1B1	Blount silt loam, ground moraine
Gwe1B1	Glynwood silt loam, end moraine
Blg1A1	Blount silt loam, ground moraine
We	Wetzel silty clay loam

**ONLINE BIDDING AVAILABLE**  
You may bid online during the auction at [www.schraderauction.com](http://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.

**OWNER: MARCIA WELCH**

Auction Manager: Dale Evans 260-894-0458

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TRACT 1



TRACT 1



TRACT 2



TRACT 2



TRACT 2



TRACT 2



TRACT 3



TRACT 4