

**Auction Terms & Procedures**

**PROCEDURES:** The property will be offered in 8 individual tracts, any combination of tracts, or as a total 116+/- acre unit (subject to Swing Tract Limitations). 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.

**CLOSING:** The balance of the real estate purchase price is due at closing, which will take place on or before April 6<sup>th</sup>, 2016.

**POSSESSION:** Possession will be delivered at closing. Buyer to receive 2016 CROP RIGHTS!

**REAL ESTATE TAXES / ASSESSMENTS:** Taxes to be prorated to the day of closing. The property is currently enrolled in the CAUV program. If the property(s) usage is changed, Buyer is responsible for all cost involved with the CAUV Recompment expense.

**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. For transfer, a new survey will be completed prior to closing. Buyer(s) and Seller will share survey expense 50/50.

**EASEMENTS & LEASES:** Sale of the property is subject to any and all easements of record. If Tract 2 sells separately from Tract 3, a new ingress and egress easement will be created crossing Tract 3 and benefitting Tract 2 along the existing driveway.

**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 sale. Any question as to the person's credentials, fitness, etc. All 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 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.

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**HAMILTON, OHIO**  
**Butler County (Hanover Township)**  
4 miles north of Hamilton, Ohio

**116± Acres**  
IN 8 TRACTS  
RANGING FROM 7-32 ACRES

- 80± FSA Crop Acres - 2016 Crop Rights to Buyer
- Farmstead w/ 1800's updated home, vintage barns
- Beautiful potential building sites
- Municipal water adjacent to the property
- Wooded acreage with attractive pond
- Talawanda Schools
- OUTSTANDING LOCATION - Only 8 miles to Miami University, 30 minutes to Cincinnati!

MARCH 2016						
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		

**116± Acres**  
IN 8 TRACTS  
RANGING FROM 7-32 ACRES  
HAMILTON, OHIO

**LAND AUCTION**  
Wednesday, March 2 • 6 PM  
At the Millford Township Community Center

*This farm combines productive tillable ground with development or residential possibilities.*  
*Come examine all this farm has to offer!*

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

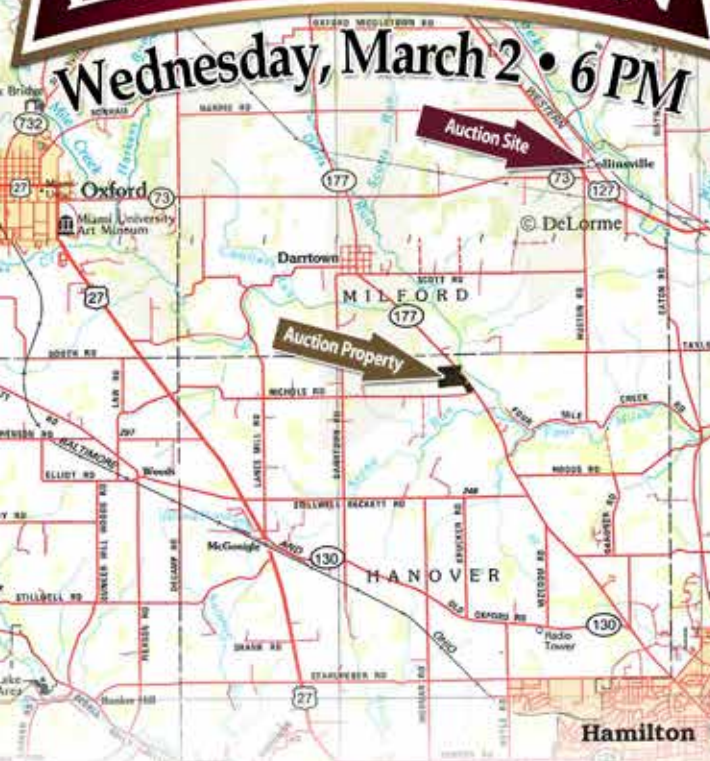
ONLINE BIDDING AVAILABLE



# 116<sup>±</sup> Acres HAMILTON, OHIO

## LAND AUCTION

Wednesday, March 2 • 6 PM



**PROPERTY LOCATION:** 3545 Hamilton Richmond Rd. (OH SR 177), HAMILTON, OH 45013. From Hamilton, travel north 4 miles on Hamilton Richmond Rd. to farm on both sides of the Rd. From Oxford, take SR 73 west to stoplight (SR 177), turn right & travel 3 miles to the farm.

**AUCTION SITE:** MILFORD TOWNSHIP COMMUNITY CENTER (Old Collinsville School). 5113 Huston Rd., Collinsville, OH 45004. Located at the corner of SR 73 & US 127.

**TRACT DESCRIPTIONS:** (ALL ACREAGES ARE APPROXIMATES)  
**BUTLER County, HANOVER Township**

**TRACT 1: 7<sup>±</sup> Acres** with 5.5<sup>±</sup> tillable acres. 850<sup>±</sup> of frontage on Hamilton Richmond Rd. A very attractive tract that overlooks the Four Mile Creek. Quality Eldean & Wea soils for farming, or imagine your home-site here. Municipal water near the property.

**TRACT 2: 20<sup>±</sup> Acres.** A great mix of tillable & wooded land. 725<sup>±</sup> of frontage on Hamilton Richmond Rd. 8<sup>±</sup> acres of woods with 12<sup>±</sup> acres of crop land & waterways. Access via easement along existing lane on Tract 3.

**TRACT 3: 11<sup>±</sup> Acres** with brick home & barns. 210<sup>±</sup> of frontage. This tract has a lot to offer. 2-story brick home w/ 2,700

sf of living space. 3 baths & 4+ bedrooms, with an efficiency apartment upstairs. Numerous barns & outbuildings including picturesque 2-story hay/livestock barn. Come examine all the possibilities these improvements have to offer.

**TRACT 4: 11<sup>±</sup> Acres** nearly all tillable. 770<sup>±</sup> of frontage. Productive tillable land with quality Eldean & Wea soils. Nearly level field for ease of farming. Consider combining this with surrounding tracts.

**TRACT 5: 19<sup>±</sup> Acres** with a great mix of open tillable land and wooded hills. 480<sup>±</sup> of frontage on Hamilton Richmond Rd. This tract provides excellent elevated views. 11<sup>±</sup> acres of crop land. Examine

the possibility of making this your estate-size building site.

**TRACT 6: 7<sup>±</sup> Acres** with 4<sup>±</sup> tillable acres. 410<sup>±</sup> of frontage on Hamilton Richmond Rd & 700<sup>±</sup> on Nichols Rd. Nice mix of trees at the back of this tract. Examine the possibility of a corner lot building tract. Municipal water along Nichols Rd.

**TRACT 7: 9<sup>±</sup> Acres** (Swing Tract). This tract features a great combination of open grassland, wooded rolling hills & an attractive pond. This tract is a swing tract & must be combined with an adjoining auction tract. A must see, what a gem!

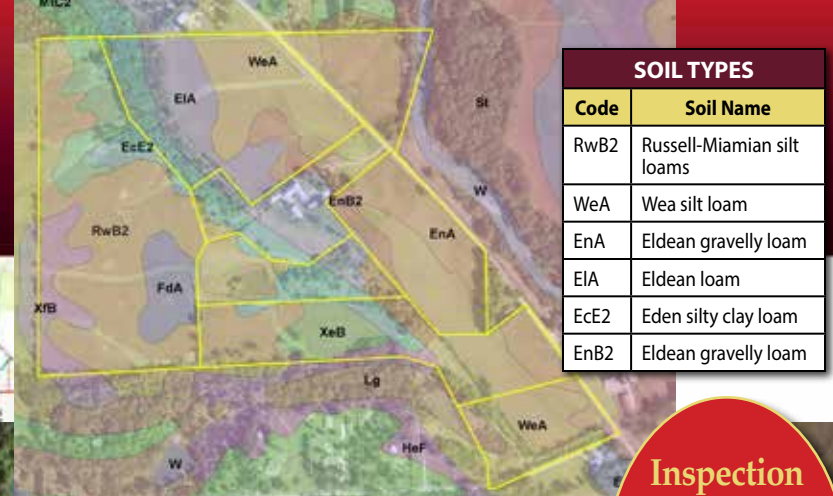
**TRACT 8: 32<sup>±</sup> Acres** (Swing Tract) with 26<sup>±</sup> tillable acres. Productive land with

a mix of Xenia, Fincastle & Miami soils. Consider combining this tract to increase your purchase. Must be bid in combination or by an adjoining landowner.

**OWNER: Estate of Noretta Lake, George Lake Trust, and James A. and Kathy S. Lake**

For Information Call: Auction Manager:  
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Email: andy@schraderauction.com

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**Inspection Times:**  
Wed., February 10,  
3 PM - 5 PM  
Wed., February 24,  
3 PM - 5 PM  
Auction Day,  
3 - 4 PM

