

AUCTION TERMS & CONDITIONS

PROCEDURE: The property will be offered in 3 tracts and any combination of the tracts. There will be open bidding on all tracts and the combination of tracts during the auction as determined by the Auctioneer.

DOWN PAYMENT: 10% down payment on the day of auction with the balance in cash at closing. 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. Buyer shall receive immediate possession with an additional 10% down on day of sale.

ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into purchase agreements at the auctions site immediately following the close of the auction. Sale is subject to the Sellers' approval.

DEED: Seller shall provide a Warranty Deed and an Attorney's Certificate of Title.

CLOSING: The balance of the purchase price is due at closing, which will take place on or before October 14, 2016. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession shall be subject to the tenant farmer's 2016 crop.

REAL ESTATE TAXES: The Real Estate taxes shall be pro-rated to the day of closing.

ACREAGE: All tract acreage, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: A new perimeter survey is being completed. The Seller shall provide a new survey where there is no existing legal description or where the tract divisions in this auction create new boundaries. Solely the Seller shall determine any need for a new survey. 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 providing title insurance.

AGENCY: Schrader Real Estate & Auction Co. 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. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conduct of his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in the brochure is subject to verifications by all parties relying on it. The Seller or the Auction Company assumes no liability for its accuracy, errors, or omissions. Conduct of the auction and increments of bidding are at the 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.

It is illegal, pursuant to the Ohio Fair Housing Law, Division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing Law 42 U.S.C.A. 3601, to refuse to sell, transfer, assign, rent, lease, sublease, or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, because of race, color, religion, sex, familial status, as defined in Section 4112.01 of the Revised Code, ancestry, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.



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SEPTEMBER 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	

ONLINE BIDDING AVAILABLE

Northwest Ohio

LAND AUCTION

6:00 pm
TUESDAY, SEPTEMBER 13
held at The Fayette Opera House, Fayette, OH

75± Acres
offered in 3 Tracts or combinations



Northwest Ohio

LAND AUCTION

75± Acres

Tuesday, September 13 • 6 pm



PREVIEW:
 Meet a Schrader Representative
 at the farm along Twp. Rd. 25 on
TUESDAY, AUGUST 23
 from 5 to 7pm



AUCTION LOCATION: Auction held at **The Fayette Opera House**, 105 East Main Street, Fayette, Ohio.

PROPERTY LOCATION: Located at the SE corner of Township Rd. N and Township Rd. 25.

TRACT 1: 26± ACRES. This tract has approximately 180' of road frontage, approximately 20 tillable acres, and is bordered to the west and south by the Gorham drain. The balance of acres is made up of wooded creek bottom. There is some floodplain on the south end of the tillable. The terrain rolls up and crests in the middle of the tillable. This offers a possible elevated building site! The soils are partly Sloan silty clay loam to the south and partly Rawson and Blount loam on the north half.

TRACT 2: 27.8± ACRES. This tract has approximately 715' of road frontage along Twp Rd N and 1,945' along Twp Rd 25. This tract has approximately 20 tillable acres and is bordered to the east by the Gorham drain. The balance of acres is made up of wooded creek bottom. A small part of the tillable along the creek edge is in flood plain, but most is not. The soils are mostly Blunt loams and Rawson sandy loams with a pocket of Glynwood loam.

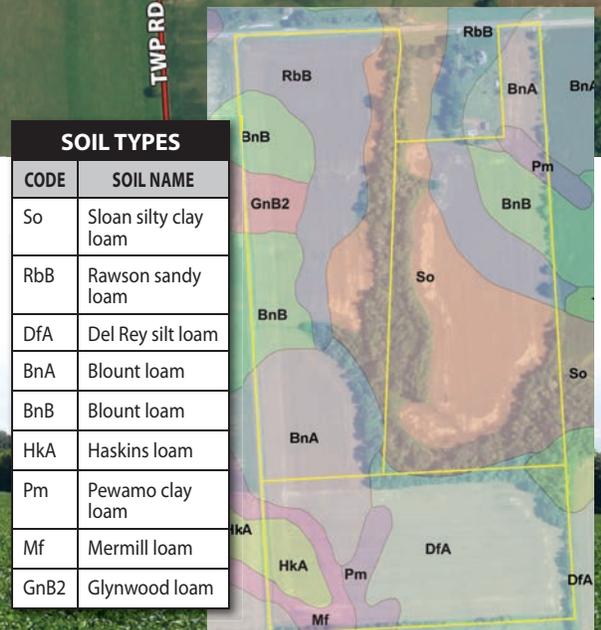
TRACT 3: 20.4± ACRES. This tract is a rectangular tract with approximately 670' of road frontage along Twp Rd 25. It is mostly tillable with a small portion of woods in the northeast corner. The soils on this tract are mostly Del Rey silt loam on the eastern half and then a combination of Blount, Haskins, Mermill and Pewamo loams to the west.

SELLER: DARRELL AND CHRIS ECHARD

Auction Manager's Note: *This farm offers approximately 60± acres of quality tillable farm ground. It also lends itself to some hunting and recreation ground and also some large potential estate building sites. The Schrader conducted Multi-Tract bidding system allows you to customize the way you want to buy the farm. Call our office for any questions on this property... 866-340-0445.*

Auctioneer:
 Jerry Ehle

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www.SchraderAuction.com



ONLINE BIDDING 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 information on registering for online bidding, call Schrader Auction Company at 800-451-2709.