

REAL ESTATE AUCTION

VAN BUREN COUNTY, TENNESSEE • WELCHLAND TOWNSHIP

Monday, September 26 @ 6pm

405±
ACRES
offered in 4 tracts

Seller: Ohio Decorative Products, LLC

SCHRADER
Real Estate and Auction Company, Inc.

800-451-2709

www.SchraderAuction.com

in cooperation with

McLEMORE
AUCTION
COMPANY, LLC

Tract 1



Tract 1



Tract 4



BEAUTIFUL HOME ON A ONE-OF-A-KIND FARM

- 405± acres of pasture/farm land, all centrally placed in the middle of Tennessee. Located in Van Buren County, the heart of the nursery capital of the world.
- Contains exquisite home, workshop, hay barn, commodity building, sorting pens, working chute with sort and crowd pen, good fences, and several water wells.
- Located 13± miles east of McMinnville, Tennessee on Hwy 8; 6± miles West of the intersection of new Hwy 111 and Hwy 8.
- Don't miss this once-in-a-lifetime opportunity to own plentiful land and a beautiful home, all in one!



Tract 2



Tract 3



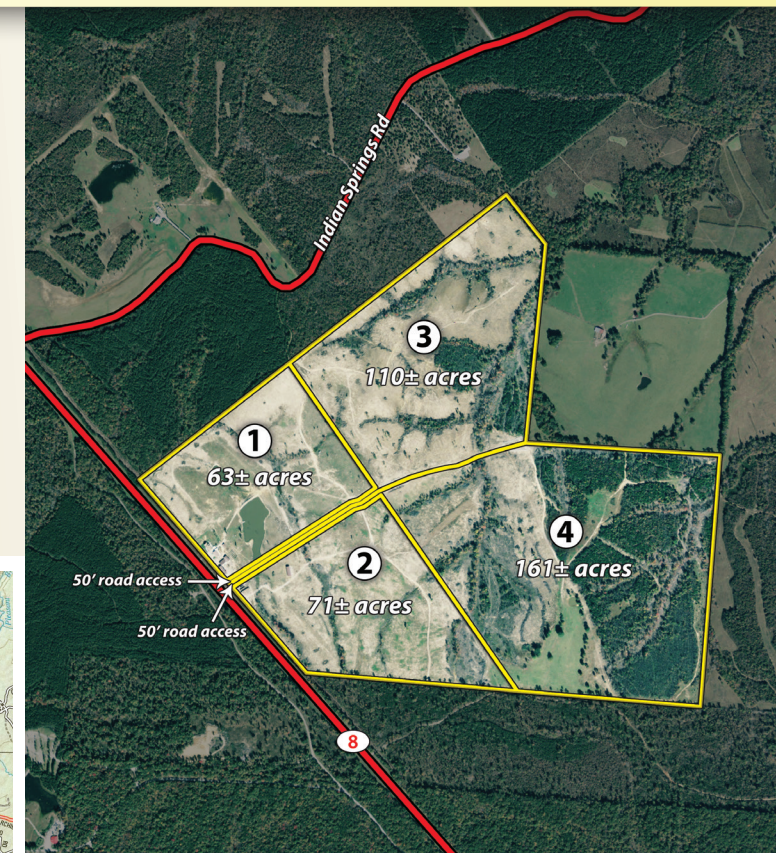
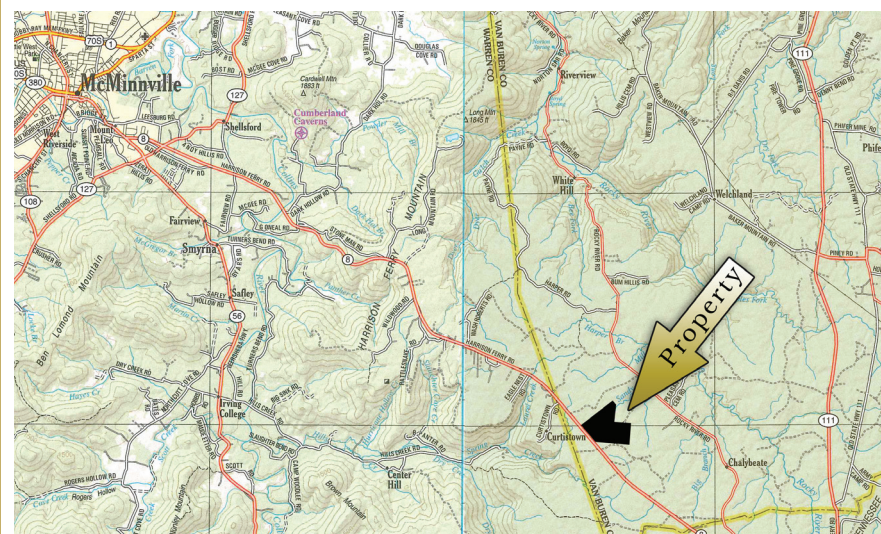
MAPS & TRACT INFO

Tract 1: 63± Acres with 2,232 sq. ft., 4-bedroom, 3-bath home (note: home has been set up to use solar power). Home also has large 2-car attached garage, 40'x60' shop building with 15' lean-to, 35'x100' hay barn, 30'x60' commodity barn, sorting pens and cattle chute. This tract is cleared and seeded. It also features a 2± acre pond, all with frontage on Hwy 8.

Tract 2: 71± Acres; cleared and seeded pasture ground with 35'x100' hay barn and frontage on Hwy 8.

Tract 3: 110± Acres; cleared and seeded pasture ground with water wells and 50' driveway to Hwy 8.

Tract 4: 161± Acres; mostly cleared and partially seeded pasture ground with water wells and 50' driveway to Hwy 8.



INSPECTION DATES:

Meet an Auction Representative at the Buildings on Tract 1 for More Information

- September 3 from 10 AM to 2 PM
- September 22 from 2 PM to 6 PM

REAL ESTATE AUCTION TERMS AND CONDITIONS
BIDDING PROCEDURE: All tracts will be offered individually, in any combination and as a whole unit. Bidding on individual tracts and all combinations will compete until the end of the auction. The final bids are subject to Seller's acceptance or rejection.
PURCHASE CONTRACT: Immediately following the close of bidding, each high bidder will sign a purchase contract in the form provided in the bidder packets. All information contained in this sale brochure and other marketing materials is subject to the terms and conditions contained in the written purchase contract. Seller shall not be bound by any statement, promise or inducement that is not contained or incorporated in the written purchase contract.
BUYER'S PREMIUM: The purchase price will be the bid amount plus a 4% buyer's premium.
PAYMENT: 10% of the purchase price will be due as a down payment on the day of auction, with the balance due 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.
CLOSING: Closing will be on or before October 26, 2016 or as soon as possible thereafter upon completion of the survey (if applicable), the Final Title Commitment and Seller's closing documents.
POSSESSION: Possession will be delivered at closing.
REAL ESTATE TAXES: Real estate taxes will be prorated to the date of closing.

DEED: The property will be conveyed by warranty deed, free and clear of liens but otherwise subject to all roads, easements, matters of record and other permitted exceptions described in the purchase contract.
EVIDENCE OF TITLE: Preliminary title insurance schedules will be available for review prior to the auction. At closing, Seller shall furnish a standard owner's title insurance policy in the amount of the purchase price at Seller's expense.
MINERALS: Seller is not reserving any minerals. However, no warranty or representation is made as to the existence of any minerals or the extent of Seller's interest therein.
SURVEY: A new survey shall be obtained only if (i) necessary to record the conveyance or (ii) otherwise deemed appropriate in Seller's sole discretion. If a new survey is obtained, the survey will be ordered by Auction Company and will be sufficient for recording the conveyance, but the type of survey shall otherwise be determined solely by Seller. Survey costs will be shared equally (50:50) by Seller and Buyer. The purchase price will be adjusted to reflect any difference between advertised and surveyed acres except with respect to a purchase that includes substantial improvements.
TRACT MAPS; ACRES: Tract maps and stated acres are approximations based on county parcel data, current legal descriptions and/or aerial mapping and are not provided as survey products.
PROPERTY INSPECTION: Inspection dates have been scheduled and will be staffed with auction personnel. Seller and Auction Company disclaim any and all responsibility for the safety of prospective bidders

and other persons during any physical inspection of the property. No person shall be deemed an invitee by virtue of the property being offered for sale.
THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE BY SELLER OR AUCTION COMPANY CONCERNING THE PROPERTY. Prospective bidders are responsible for conducting their own independent inspections, investigations, inquiries and due diligence concerning the property. The information contained in this brochure and other marketing materials is provided subject to bidder's independent verification. Seller and Auction Company assume no liability for any inaccuracies, errors or omissions in such materials. All sketches and dimensions are approximate.
AGENCY: Schrader Real Estate and Auction Company, Inc., McLeMore Auction Company, LLC and their collective representatives are exclusively the agents of Seller.
CONDUCT OF AUCTION: The conduct of the auction and increments of bidding will be at the direction and discretion of the auctioneer. Seller and its agents reserve the right to preclude any person from bidding if there is any question as to the person's identity, credentials, fitness, etc. All decisions of the auctioneer at the auction are final.
CHANGES: Please arrive prior to scheduled auction time to review any changes or additions to the property information. **AUCTION DAY ANNOUNCEMENTS WILL TAKE PRECEDENCE OVER THE MARKETING MATERIALS AND ANY OTHER PRIOR STATEMENTS.**
SELLER: Ohio Decorative Products, Inc.