

AUCTION TERMS & PROCEDURES

PROCEDURES: The property will be offered in 6 individual tracts, any combination of tracts, or as a total 140+/- acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer.

DOWNPAYMENT: 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 owner's 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: The balance of the real estate purchase price is due at closing, which will take place on or before November 16, 2017.

POSSESSION: Possession will be delivered at closing.

REAL ESTATE TAXES / ASSESSMENTS: Taxes will be prorated to the day of closing. The property is currently enrolled in the CAUV program.

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. Any need for a new survey shall be determined solely by the Seller. 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 title transfer.

EASEMENTS & LEASES: Sale of the property is subject to any and all easements of record.

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" basis, and no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. 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 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 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. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.



CORPORATE HEADQUARTERS:

950 N. Liberty Dr., Columbia City, IN 46725

CENTERVILLE OFFICE: 877-747-0212 • 765-969-0401

300 N. Morton Avenue, Centerville, IN 47330

Auction Manager: Andy Walther • andy@schraderauction.com

#63198513759, AC63001504, AU19400167

OHIO OFFICE: 740-426-9100

11707 W. Lancaster Road, Jeffersonville, OH 43128



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OCTOBER 2017						
SUN	MON	TUE	WED	THU	FRI	SAT
			4	5	6	7
1	2	3	11	12	13	14
8	9	10	17	18	19	20
15	16	17	24	25	26	27
22	23	30	31			
29	30	31				

OHIO LAND

Auction 140[±]
LEWISBURG, OHIO
Acres

LEWISBURG, OHIO

(Preble County) • (Twin Township) - 5 miles northeast of EATON, OHIO

- (3) Wooded Building lots with newer wells
- Mature woodland with rolling hills
- Hunting & Recreational land (Abundant Whitetail deer & turkey)
- Natural topography suitable for a large lake
- Great Location! Only 4 miles to I-70 Interchange
- Twin Valley South School System
- Estate sized building tracts!

140[±]
Acres offered in 6 Tracts

OHIO LAND

Auction

MONDAY, OCTOBER 16 • 6 PM



ONLINE BIDDING AVAILABLE



LEWISBURG, OHIO
(Preble County)

OHIO LAND

Auction

140[±] Acres

offered in 6 Tracts

MONDAY, OCTOBER 16 • 6 PM

TRACTS RANGING FROM 2 - 52 Acres

INSPECTION TIMES:

Monday, September 18th

Thursday, September 28th

Thursday, October 12th

9 AM - 10 AM

Meet a Schrader Representative
on Tract 4

PROPERTY LOCATION: Near the intersection of Pymont & Twin Township Line Roads. From I-70 take Exit 14 (SR 503) turn south and travel 2.5 miles to Pymont Road. Turn right (west) and travel 1.5 miles to the property on the south (left) side of the Rd. Continue to Twin Township Line Rd. and turn left for Tracts 4-6.

AUCTION SITE: The Gathering Place at 501 Nation Ave. Eaton, Ohio. From the Intersection of US 127 and US 35, travel east on US 35 ¾ mile to Nation Ave. Turn south (right) and travel 6 blocks to the auction site.

TRACT DESCRIPTIONS: (All Acreages are Approximates) PREBLE County, Twin Township (Sect. 17)

TRACT 1: 2.638± ACRES with a mix of mature trees and grasses. Potential building site with newer bored well. 200'± of frontage on Pymont Rd with 574.5'± of lot depth. Rural building lots of this size are very RARE in Preble County. Examine the possibilities of your country home here.

TRACT 2: 40± ACRES of woods and grasses. Tremendous wildlife and recreation area. 60' owned frontage on Pymont Rd. Make this your personal hunting preserve or estate size building tract in the woods. Tract also has a 25' strip of frontage along the far east property boundary.

TRACT 3: 2.672± ACRES with a mix of mature trees and grasses. Potential building site with newer bored well. 353'± of frontage on Pymont Rd with 332'± of lot depth. Another unique opportunity for a country building site. Serviced by Twin Valley Schools.

TRACT 4: 40± ACRES of mixed woodland with abundant wildlife. Build your dream home here. Very private, yet close to town. Established entrance and frontage on Twin Township Line Road. Serviced by Twin Valley Schools.

TRACT 5: 52± ACRES of mature trees with rolling topography. 60' of frontage on Twin Township Line Rd. Another private setting that is a nice individual tract or consider combining with Tracts 4 or 6. Serviced by Twin Valley Schools. Wildlife Galore!

TRACT 6: 2.707± ACRES with a mix of mature trees and abundant wildlife. Potential building site with newer bored well and established entrance. 300'± of frontage on Twin Township Line Rd with 393'± of lot depth. Examine the possibilities that this property has to offer.

OWNERS: Roger L. & Phyllis A. Miller (Tracts 1-5) & Todd M. Miller (Tract 6)

Call Auction Manager: Andy Walther

765-969-0401 • andy@schraderauction.com

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Real Estate and Auction Company, Inc.

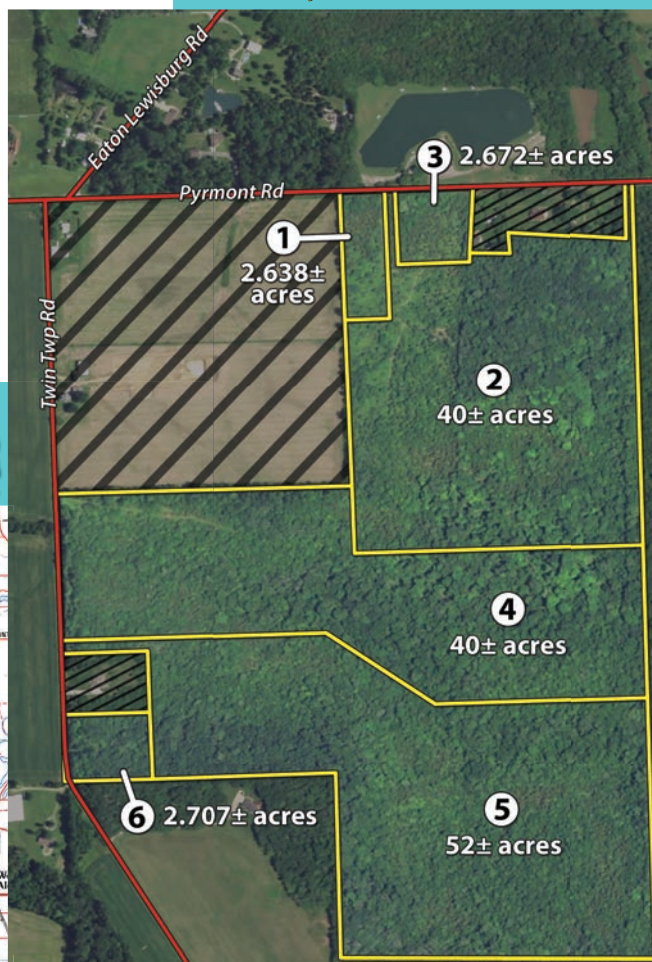
- 15 miles to DAYTON, OH
- 15 miles to RICHMOND, IN
- 35 miles to CINCINNATI, OH
- 70 miles to INDIANAPOLIS, IN
- 5 miles to EATON, OH

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 Schrader Auction Co. - 800-451-2709.

PROPERTY HISTORY: This land has been in the Miller family for 3 generations. In the early years, grazing cattle could be found scattered among the mix of trees and meadows. In 1941, the Ohio Corp of Engineers designed plans to utilize the natural topography of the property to create a 11.6± acre lake. While never constructed, the opportunity to create such a body of water should continue to be explored. For the last several years, the property has been left idle and has emerged into an incredible wildlife habitat. The property is being offered free of any conservation easements. Please study the many unique opportunities that this property has to offer.

Contact Agent for a Detailed Information Book!



800-451-2709 • www.SchraderAuction.com