

OHIO FARM AUCTION

TRACTS RANGING FROM 5± - 82± ACRES
 • 182± FSA Tillable Acres
 • Large Fields for ease of farming operation
 • Country Farmstead w/ 5± acres
 • Quality Soils in Top Agricultural Area
 • Great Location! Only 3 miles to I-70 Interchange
 • 2 miles east of the Indiana/Ohio state line

EATON, OH (Preble Co.)
 Jackson Township
 6 miles west of Eaton

198± ACRES
 In 4 Tracts

Great opportunity for the Investor, Farmer or Rural Home Buyer.
 Come examine the possibilities this farm has to offer!

Tuesday, February 27
 11 am

SchradereAuction.com
 800-451-2709

Real Estate and Auction Company, Inc.

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Prime

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OHIO FARM AUCTION

AUCTION TERMS & CONDITIONS:

PROCEDURES: The property will be offered in 4 individual tracts, any combination of tracts, or as a total 198[±] 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 April 4, 2018.

POSSESSION: Possession will be delivered at closing.

REAL ESTATE TAXES / ASSESSMENTS: Taxes will be prorated to December 31, 2017. 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.

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.

800-451-2709

SCHRADER
Real Estate and Auction Company, Inc.

Tuesday, February 27 • 11 am

PROPERTY LOCATION: 1745 Wolverton Road, Eaton, OH 45320. From Eaton: Travel west on OH 122, 5 miles to Wolverton Rd. Turn south (right) on Wolverton Rd. and travel 2 miles to the property. Farm has frontage on Wolverton and Paddock Roads. From I-70: take Exit 1 (US 35 East) toward Eaton, immediately off exit ramp veer right onto Wolverton Rd. Travel 2 miles to the Farm.

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, Jackson Township (Section 29)

TRACT 1: 82± ACRES nearly all tillable. Investment quality with an excellent mix of Cyclone, Xenia, and Miami soils. Approximately 1,350' of frontage on Paddock Rd.

TRACT 2: 56± ACRES nearly all tillable acres. This tract has over 1,700' of frontage on Paddock Rd. Consider combining this with Tract 1 for 138± acre contiguous field.

TRACT 3: 55± ACRES with 46± tillable acres. Quality soils with access to the creek for livestock, drainage, or recreation. Unique opportunity for an estate-sized country building site with cropland income potential. Serviced by National Trail Schools. 800'± frontage on Wolverton Rd. Approx. 8± acres of woodland along the creek.

TRACT 4: 5± ACRES with country home and barns. 2-story stone home with vinyl windows. Features a vinyl-sided detached 2-car garage and a 2-story livestock barn. Serviced by National Trail Schools. Small acreage country homes are scarce to the market in Preble County. Come bid your price!

**CONTACT AGENT FOR A
DETAILED INFORMATION BOOK!**



- 20 miles to DAYTON, OH
- 10 miles to RICHMOND, IN
- 40 miles to CINCINNATI, OH
- 70 miles to INDIANAPOLIS, IN
- 6 miles to EATON, OH



TRACT 3

www.SchraderAuction.com



TRACT 1



TRACT 2



INSPECTION TIMES: 11 AM - 12 Noon

Thursday, Feb. 1st • Thursday, Feb. 8th • Thursday, Feb. 22nd

Meet a Schrader Representative on Tract 4



TRACT 4



TRACT 4

OWNERS: Roger Larsh, Amy Larsh, Ronald Kutter & Patricia Kutter
For Information Call: Auction Manager: Andy Walther
765-969-0401 • Email: andy@schraderauction.com