

- 160± FSA Tillable Acres
- Large Fields for ease of farming operation
- Quality Soils in Top Agricultural Area
- Great Location!
- Only 2 miles to US 40/I-70 Interchange at the IN/OH State Line
- Abundant frontage on Paint Road

Held at The Gathering Place at 501 Nation Ave., Eaton, Ohio

**WEDNESDAY, AUGUST 29th • 11 AM**

**166.5± ACRES**  
**AUCTION**  
OFFERED IN 2 TRACTS  
Prime Ohio Farm

New Paris, Ohio  
Preble County (Jackson Twp.)

**800.451.2709**  
**SchraderAuction.com**

AUGUST 2018						
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	

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CORPORATE HEADQUARTERS  
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OH #63198513759, SAL.2012001611

AC63001504, AU19400167,  
Andy Walther, 765-969-0401

Auction Manager:

CENTERVILLE, IN OFFICE: 7141 College Corner Rd., Centerville, IN 47330  
OHIO OFFICE: 11707 W Lancaster Rd., Jeffersonville, OH 43128

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

New Paris, Ohio

OFFERED IN 2 TRACTS

**166.5± ACRES**  
**AUCTION**  
Prime Ohio Land

New Paris, Ohio  
Preble County (Jackson Twp.)

**166.5± ACRES**  
OFFERED IN 2 TRACTS  
TRACTS RANGING FROM  
66 – 100 ACRES

Prime Ohio Farm  
**AUCTION**  
WEDNESDAY, AUGUST 29th • 11 AM  
Held at The Gathering Place at 501 Nation Ave., Eaton, Ohio

*Great opportunity for the Investor or Farmer.  
Come examine the possibilities this farm has to offer!*



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- Large Fields for ease of farming operation
- Quality Soils in Top Agricultural Area
- Great Location!
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ONLINE BIDDING AVAILABLE

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

**SchraderAuction.com • 800.451.2709**

# Prime Ohio Farm AUCTION

WEDNESDAY, AUGUST 29<sup>th</sup> • 11 AM

166.5±  
ACRES  
OFFERED IN 2 TRACTS

New Paris, Ohio • Preble County (Jackson Twp.)

**PROPERTY LOCATION:** Located on both sides of PAINT Road, New Paris, OH. *From Eaton:* Travel north on US 35, 5 miles to Crawfordsville Campbellstown Rd. Turn west (left) on Crawfordsville Campbellstown Rd. to New Westville Rd., then north ½ mile to Paint Rd. *From I-70:* Take Exit 1 (US 35 East) toward Eaton, immediately off exit ramp turn right onto Eaton Pike. Travel ¾ mile to Stop sign, then north (left) 1 mile to Paint Road.

- 20 miles to DAYTON, OH • 2 miles to RICHMOND, IN
- 40 miles to CINCINNATI, OH • 70 miles to INDIANAPOLIS, IN
- 7 miles to of EATON, OH

**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 18)

**TRACT 1: 66.5± ACRES** nearly all tillable less road right-of-way. This parcel lays on both sides of Paint Road. Consider adding this to your farming operation!

**TRACT 2: 100± ACRES** nearly all tillable. This tract has over 1,700' of frontage on Paint Rd. Nice investment opportunity with soil mix including Kokomo, Westland, and Miami silt loams. Buy separately or in combination!



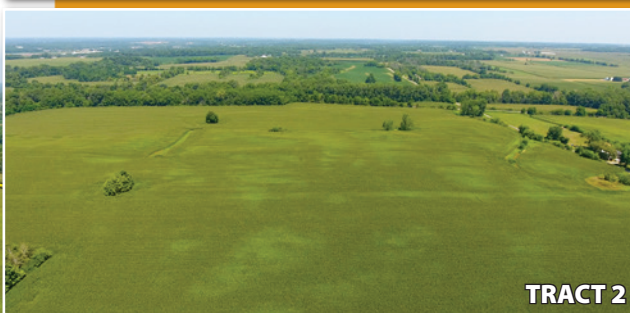
TRACT 1



TRACT 1



TRACT 2



TRACT 2

**OWNERS:** June & Philip Rexrode Trust,  
Trad Raper & Schatzie Joyce  
**For Information Call Auction Manager:**  
Andy Walther • 765-969-0401  
Email: andy@schraderauction.com

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**INSPECTION DATES:**  
Thursday, August 9<sup>th</sup> • 9-10 AM  
Thursday, August 23<sup>rd</sup> • 9-10 AM  
Meet a Schrader Representative on Tract 1  
or Call Agent for Private Showing.

## TERMS & CONDITIONS

**PROCEDURES:** The property will be offered in 2 individual tracts, any combination of tracts, or as a total 166.5± 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 targeted closing date will be approximately 30 days after the auction with the balance of the real estate purchase price due.

**POSSESSION:** Possession will be delivered at closing subject to 2018 lease and crop removal.  
**REAL ESTATE TAXES / ASSESSMENTS:** Taxes will be pro-rated to the date 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.

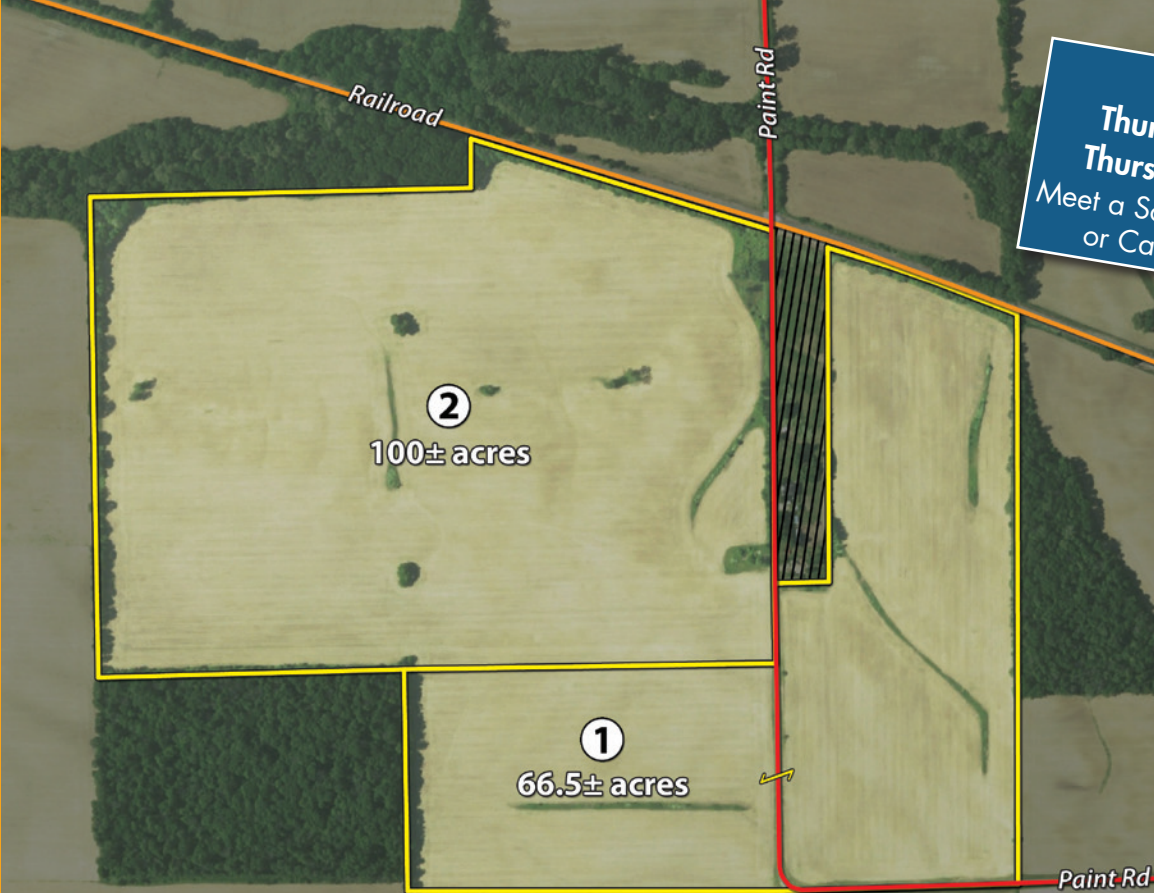
**EASEMENTS & LEASES:** Sale of the property is subject to any and all easements of record.

**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.**



Code	Soils	Acres	% of Field
MfB2	Miamian-Celina silt	42.43	25.7
CeB	Celina silt	42.15	25.5
MhC3	Miamian-Losantville clay	41.07	24.8
ThA	Thackery silt	11.97	7.2
WnA	Westland silt	7.22	4.4
KnA	Kokomo silt	6.60	4.0
OcB	Ockley silt	5.03	3.0
ThB	Thackery silt	4.12	2.5
Ekb2	Eldean loam	2.35	1.4
SnA	Sloan silt	1.64	1.0
CeA	Celina silt	0.43	0.3
CtA	Crosby-Celina silt	0.30	0.2



**ONLINE BIDDING AVAILABLE**

You may bid online during the auction at [www.schraderauction.com](http://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.