

Lewis & Greenup Counties, Kentucky  
**LAND AUCTION**  
TUESDAY, SEPTEMBER 18 AT 6PM  
*held at SOMC Friends Community Center, Portsmouth, OH* Online Bidding Available

1,682<sup>±</sup>  
acres  
Offered in 17 Tracts  
Ranging from 39± to 196± acres

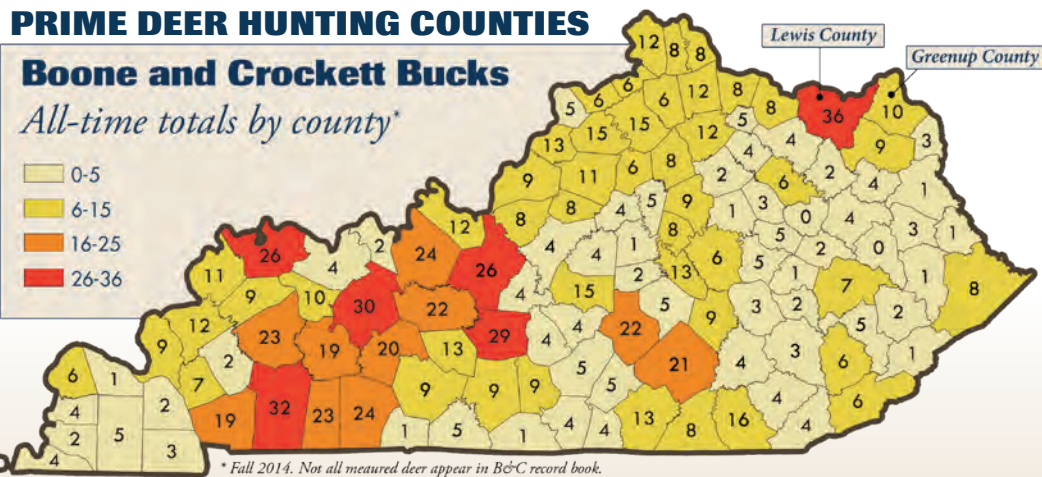
**ONLINE BIDDING AVAILABLE**  
You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must be registered **One Week in Advance of the Auction** to bid online. For online bidding information, call Kevin Jordan at Schrader Auction Co. - 800-451-2709.

**AUCTION SITE:**  
Southern Ohio Medical Center  
Friends Community Center  
1202 18th St, Portsmouth, OH

**PROPERTY LOCATION: FROM NORTH (OHIO):** Cross the Carl D. Perkins Memorial Bridge in Portsmouth Ohio to Ky Hwy 8, turn right (east) on Hwy 8 for 10.3 miles to Hwy 10, also known as AA Highway. Turn left on Hwy 10 for 5.2 miles to Hwy 784, turn right on Hwy 784 for 1.1 miles to property (Tract #1) on right.

**FROM CINCINNATI, LEXINGTON & WESTERN KY:** Take Hwy 10 (AA Highway) east to Ky 784 South, turn right, then 1.1 miles to Tract 1.

**FROM EAST:** Take Hwy 10 (AA Highway) west to Ky 784 South, turn left, then 1.1 miles to Tract 1.



**SCHRADER** Real Estate and Auction Company, Inc.  
800.451.2709 • 260.229.2401 • [gene@schraderauction.com](mailto:gene@schraderauction.com)  
PO Box 508 • 950 N Liberty Dr  
Columbia City, IN 46725  
BP 2013, B&C 457

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**Auction Manager:** Gene Klingaman  
260.229.2401 • [gene@schraderauction.com](mailto:gene@schraderauction.com)

**PRIME HUNTING & RECREATIONAL AREA**  
Ponds & Streams  
Scenic Views  
Home Sites  
Numerous Trails  
Mixture of Hardwood Trees  
Excellent Wildlife Habitat  
Trophy Bucks / Boone and Crockett Bucks  
Hunting Cabin

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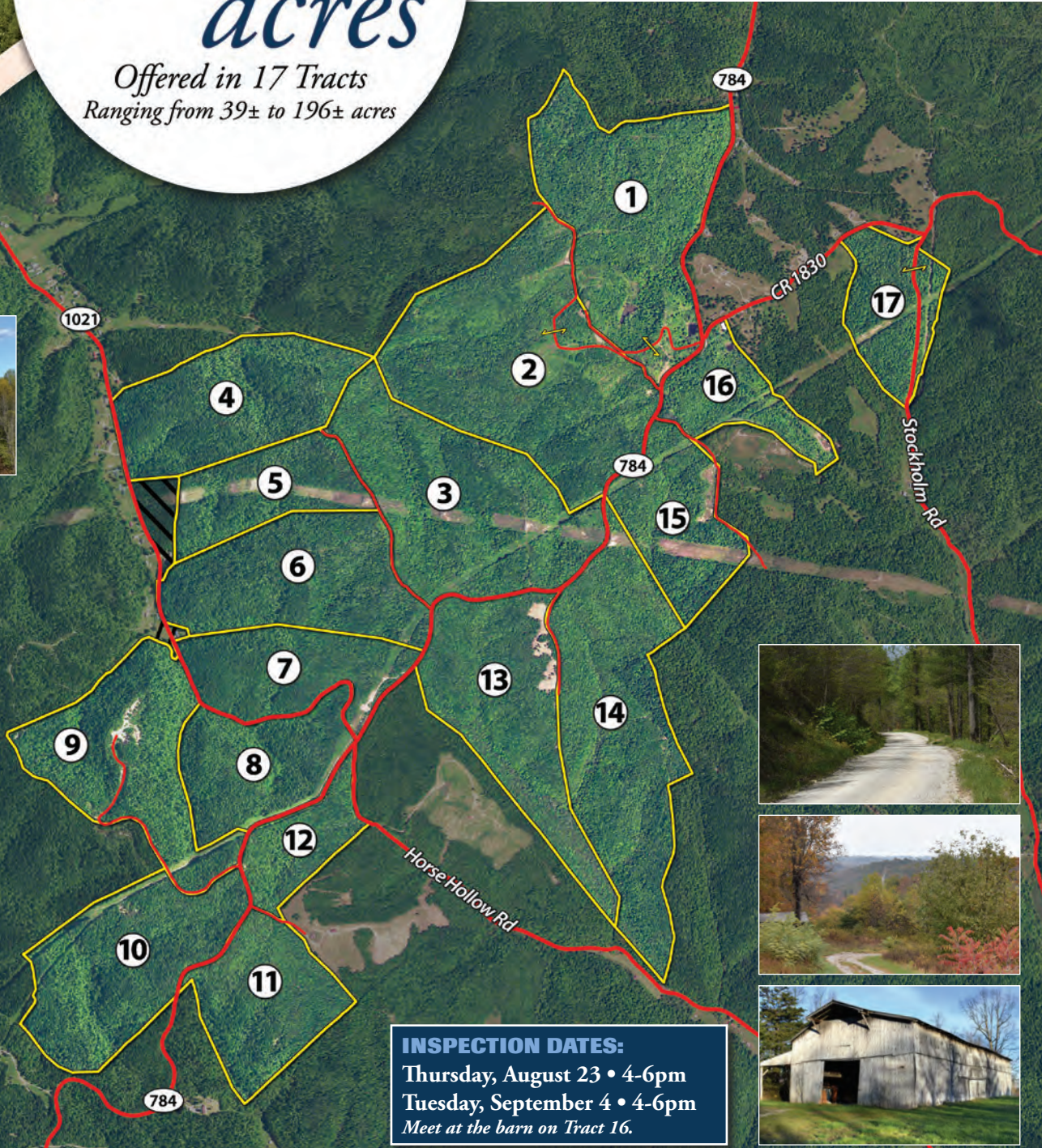
1,682<sup>±</sup>  
acres

Offered in 17 Tracts  
Ranging from 39± to 196± acres

- Ponds & Streams
- Scenic Views
- Home Sites
- Prime Hunting & Recreational Area
- Numerous Trails
- Mixture of Hardwood Trees
- Excellent Wildlife Habitat
- Trophy Bucks / Boone and Crockett Bucks
- Hunting Cabin



TRACT	ACREAGE
# 1	145±
# 2	196±
# 3	149±
# 4	100±
# 5	60±
# 6	108±
# 7	72±
# 8	74±
# 9	109±
# 10	111±
# 11	76±
# 12	39±
# 13	111±
# 14	162±
# 15	68±
# 16	50±
# 17	52±



**INSPECTION DATES:**  
Thursday, August 23 • 4-6pm  
Tuesday, September 4 • 4-6pm  
Meet at the barn on Tract 16.



Large contiguous tract of land between Vanceburg KY and Portsmouth OH, just South of the Ohio River  
Property video available at [www.schraderauction.com](http://www.schraderauction.com)

## TERMS & CONDITIONS

**PROCEDURE:** The property will be offered in seventeen (17) individual tracts, any combination of two (2) or more tracts, and as one (1) entire tract at the date and time noted in this brochure. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneers. Bids on tracts, tract combinations, and the entire tract may compete.

**DOWN PAYMENT:** A ten percent (10%) down payment is required on the day of the 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 TO HAVE ARRANGED FINANCING, IF NEEDED, AND THAT YOU ARE CAPABLE OF PAYING BALANCE AT CLOSING.**

**BUYER'S PREMIUM:** A three percent (3%) Buyer's premium will be added to the final bid price and included in the total purchase price.

**ACCEPTANCE OF BID PRICES:** All successful bidders will be required to enter into a Real Estate Purchase Contract at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

**DEED:** Seller shall provide a Limited Warranty Deed to Buyer(s) at closing.

**EVIDENCE OF TITLE/CONDITION:** Seller agrees to furnish bidders a preliminary title insurance commitment for Buyer's review, prior to the auction. Seller agrees to provide merchantable title to the property, subject to existing public highways and streets, easements, covenants, conditions, restrictions and reservations of record, if any; zoning and other governmental regulations and restrictions; and non-delinquent real estate taxes and assessments. Buyers will be responsible for purchasing any owner's or lender's policy required. All tracts will be sold "AS IS - WHERE IS, WITH ALL FAULTS".

**REAL ESTATE TAXES:** Real Estate Taxes shall be pro-rated to the date of closing.

**CLOSING:** The balance of the purchase price is due at closing, targeted closing date will be approximately 30 days after the auction, or as soon thereafter as applicable closing documents are prepared by the Seller. Costs for an administered closing shall be shared 50:50 between Buyer(s) and Seller. All lender costs relative to the Buyer securing a mortgage shall be paid by the Buyer(s).

**POSSESSION:** Possession shall be delivered at closing; Buyers may acquire a hunting lease for temporary access immediately following the Auction and expiring at the closing or termination of the transaction.

**ACREAGE:** All tract acreages, dimensions, and boundaries are approximate and have been estimated based on current legal descriptions.

**SURVEY:** The Seller shall provide a new survey 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, Buyer's share not to exceed \$1,000 per tract. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

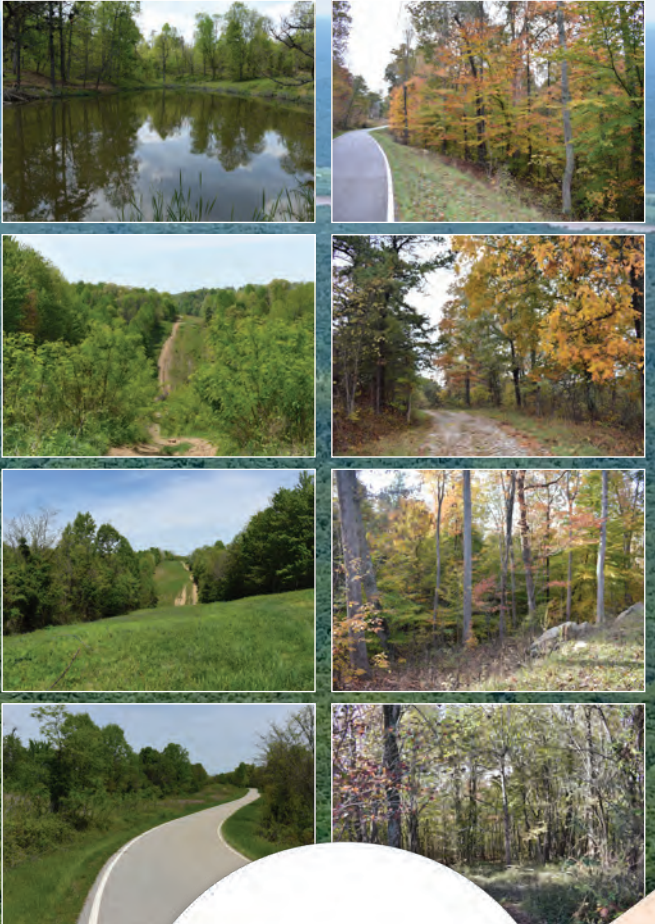
**PROPERTY INSPECTION:** Each potential bidder is responsible for conducting, at their own risk, independent inspections, investigations, inquiries, and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Each potential bidder shall be liable for any property damage caused by any such inspections or investigations.

**AGENCY:** Schrader Real Estate & Auction Company, Inc. and its representatives are exclusively the 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 Real Estate Purchase Contract. **ANNOUNCEMENTS MADE BY THE AUCTIONEERS AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.** The property is sold "AS IS-WHERE IS". No warranty or representation, either express or implied, or arising by operation of law concerning the property is made by Seller or the Auctioneers and are hereby expressly disclaimed. In no event shall Seller or the Auctioneers be liable for any consequential damages. The information contained in this brochure is believed to be accurate but subject to verification by all parties relying on it. Seller and the Auctioneers assume no liability for its accuracy, errors or omissions. All sketches and dimensions in this brochure are approximate. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneers. Seller and the Auctioneers reserve the right to preclude any person from bidding if there are any questions, in the sole judgment of Seller or the Auctioneers, as to such person's creditworthiness, ability or willingness to close on the purchase of the property, credentials, fitness, etc. All decisions of Seller and the Auctioneers are final.

**NEW DATA, CORRECTIONS AND CHANGES:** Please arrive prior to the scheduled auction time to review any changes, corrections, or additions to the property information.

**SELLER:** Greenup Properties I LLC and Greenup Properties II LLC



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