



AUCTION TERMS & CONDITIONS

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.

PROCEDURE: The property will be offered in fourteen (14) 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.**

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: Seller will pay the current year taxes prior to closing or a credit for the current year taxes will be given to Buyer(s) at closing. If the current year taxes are undetermined, Seller shall credit Buyer(s) at closing based on the most recent ascertainable tax figures.

CLOSING: Closing shall take place on or before November 16, 2018, subject to approval by the Meigs County Engineer.

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.

MINERALS: Seller shall convey surface, coal and hard minerals. Seller shall reserve remaining mineral interests.

SURVEY: Seller, at its sole cost and expense, may provide a new survey to the Buyer(s) for the tracts prior to closing. Any need for a new survey shall be determined solely by Seller. If the property purchased is a combination of tracts, the survey shall be for the perimeter of such combination only. The type of survey provided shall be determined by Seller.

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 and Auction Company Inc., Murray Wise Associates LLC and its

representatives (the "Auctioneers") are the auctioneers and exclusive agents of the Seller regarding the sale of the property.

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: Ohio Franklin Realty, LLC

423[±] Acres MEIGS COUNTY, Ohio

LAND AUCTION

MURRAY WISE ASSOCIATES LLC
1605 S. State Street, Ste 110
Champaign IL 61820

SCHRADER
Real Estate and Auction Company, Inc.
950 N Liberty Drive
Columbia City, IN 46725

SEPTEMBER 2018

Sun	Mon	Tues	Wed	Thur	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

ONLINE BIDDING AVAILABLE

MurrayWiseAssociates.com
SchraderAuction.com
800.451.2709



LAND AUCTION
SATURDAY, SEPTEMBER 15 • 10AM

Auction Held at the Albany Café Event Center, Albany, OH

SCHRADER
Real Estate and Auction Company, Inc.

MURRAY WISE ASSOCIATES LLC

ONLINE BIDDING AVAILABLE

423[±] Acres

Be Prepared to Bid Your Price!

SCHRADERAUCTION.COM | MURRAYWISEASSOCIATES.COM



MEIGS COUNTY, Ohio **423[±] Acres**

OFFERED IN 14 TRACTS
PLUS A 396 ACRE HUNTING LEASE
IN MULTIPLE TRACTS

- Prime wildlife habitat
- Mixed hardwoods and pines
- Excellent property access
- Tract sizes from 11 acres to 87 acres
- Hunting lease available

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LAND AUCTION

SATURDAY, SEPTEMBER 15 • 10AM

Auction Held at the Albany Café Event Center, Albany, OH

423± Acres

CALL TO SPEAK TO A REPRESENTATIVE 800.451.2709

AUCTION LOCATION

Saturday, Sept. 15th • Starts at 10AM

Albany Café Event Center

5196 Washington Rd., Albany, OH 45710

Directions: Exit on to 681 North into Albany, go left on (Old US 50) Washington Road, and then the 1st right onto School Road (beside the public library). The auction site will be ahead in 300 feet.

TRACT DESCRIPTIONS

Tract 1: 24± acres with a small pond near the center of the tract. The tract contains a nice stand of mixed hardwoods throughout with scattered pine trees near the pond. This tract also contains a small stream running parallel with the road frontage on the southern end of the tract.

Tract 2: 14± acres of predominately early successional stage hardwoods with scattered larger trees throughout. This tract contains great level road frontage access from Red Hill Road.

Tract 3: 28± acres with frontage on Edmundson Road that features trails throughout. A small stream travels with the road frontage and contains small rock outcroppings. Consider combining *Tracts 1-3* for 66± acres with road frontage on two sides.

Tract 4: 38± acres with frontage along Edmundson Road. This tract features trails throughout the mixed hardwood stand and a small stream traveling with the road frontage.

Tract 5: 11± acres with excellent ridgetop access from Edmundson Road. This tract contains mixed hardwoods with scattered pines along the ridgetop.

Tract 6: 17± acres with excellent ridgetop access from Edmundson Road. This tract contains older trails through the mixed hardwood stand. Consider combining *Tracts 5 & 6* for the possibility of having a pond in the valley between the two tracts.

Tract 7: 24± acres with 8± acres of planted pines located near the center and mixed hardwoods on the fringes.

Tract 8: 27± acres of mixed hardwoods with excellent road frontage. This is a very scenic tract with exposed rock near the stream on the southern side of the tract and a large cave. Access off Edmundson Road.

Tract 9: 30± acres with trails through the hardwoods and an open grassy area near the gated access on Parkinson Road. The beautiful, diverse tract with building potential also has frontage on Titus Road.

Tract 10: 39± acres rolling acres of mixed hardwoods with extensive road frontage along Titus and Parkinson Road. Be sure to check out the Ridgetop access with points that overlook the valley.

Tract 11: 19± acres of mixed hardwoods on the ridgetop and a dense stand of young hardwoods on the lower flat area. Consider adding *Tracts 10 & 11* for 58 acres of recreational opportunity.

Tract 12: 30± acres with frontage on Titus and Parkinson Road. This tract contains a small pond, the beginning of Jessie Creek and trails through the hardwood stand. This tract features an access road leading from Parkinson Road to the back of the property.

Tract 13: 35± acres of mixed hardwoods and open grassy areas. The frontage includes Jessie Creek traveling parallel with the Titus Road access. The tract features some grassy areas leading into the mixed hardwood stands near the rear of the tract.

Tract 14: 87± acres of mixed hardwoods with small open grassy areas. This tract includes Jessie Creek near the road frontage, an intermittent stream and a wet season pond in the southwest corner. A great recreational tract along Titus Road.

Hunting Leases: *Tract 15 (86± acres); Tract 16 (187± acres); and Tract 17 (123± acres)* will be offered as individual tracts or in combination. To be leased only with an annual term. Call Auction Company for details and requirements.

TRACT	ACRES	TRACT	ACRES
1	24±	8	24±
2	14±	9	30±
3	28±	10	39±
4	38±	11	19±
5	11±	12	30±
6	17±	13	35±
7	27±	14	87±
Total Acres: 423±			

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 Kevin Jordan at Schrader Auction Co. - 800-451-2709.

DIRECTIONS

To Tracts 1-8:

From the south intersection of SR 160 and SR 124 in Wilkesville, follow SR 124 east 3.6 miles to Painter Ridge Rd and turn right. Travel south a tenth of a mile on Painter Ridge Rd to the fork of Painter Ridge Rd and Red Hill Rd. Continue right along on Painters Ridge Rd. and then straight along Edmundson Rd. 0.25 miles for Tracts 3 and 4-8. At the fork, veer left on Red Hill Rd for 0.20 miles to Tracts 2 and 1 on your right.

To Tracts 9-14:

From the south intersection of SR 160 and SR 124 in Wilkesville, follow SR 124 east 9.1 miles to Titus Rd and turn right. Follow Titus Rd 0.4 miles to Tract 10 on your left. Continue on Titus Rd for Tracts 9 and 12-14 on your right and 15-17 on your left. For Tract 11, turn left onto Parkinson Rd at the intersection of Titus Rd and Parkinson Rd. Follow Parkinson Rd 0.3 miles to Tract 11 on your left.

INSPECTION DATES

Thursday, August 16th, 4-6PM

Wednesday, August 29th, 4-6PM

Held at the Salem Township Fire Station #6

28854 State Route 124, Langsville, OH 45741

Auction representatives will be available to answer any questions regarding the property or auction process.

SCHRADER

Real Estate and Auction Company, Inc.

MURRAY WISE ASSOCIATES LLC

SCHRADERAUCTION.COM

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CALL TO SPEAK TO ONE OF OUR AUCTION MANAGERS

SCHRADER - 800.451.2709 | MURRAY WISE ASSOCIATES - 800.607.6888

VISIT OUR WEBSITES FOR MORE INFORMATION

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Total Acres:			423±

TRACT	ACRES
15	86±
16	187±
17	123±
Hunting Leases	396±

423[±]
Acres

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