

Marion & Crawford Counties  
- Between Marion & Bucyrus, OH -

**Wednesday, December 2<sup>nd</sup> • 11 AM**

Auction held at: Trillium Event Center,  
1630 East Southern Avenue, Bucyrus, OH 44820

Come examine all  
of the possibilities  
this property has to offer!

*Important*  
**OHIO LAND  
AUCTION**

**718<sup>±</sup>** *Acres*  
OFFERED IN 11 TRACTS



# Marion & Crawford Counties

- Between Marion & Bucyrus, OH -

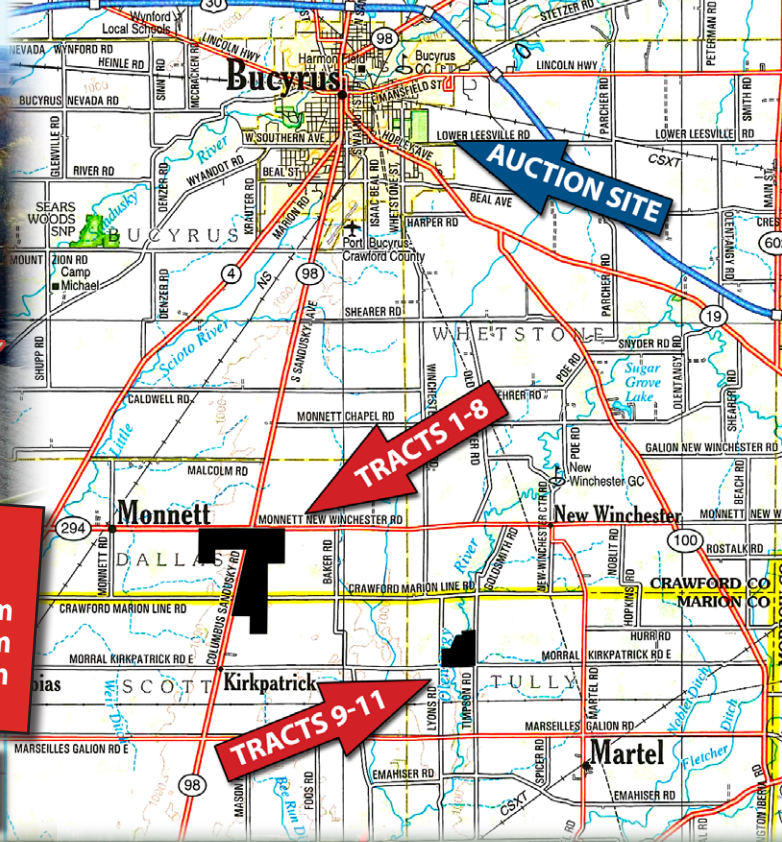
## Important OHIO LAND AUCTION

# 718± Acres

OFFERED IN 11 TRACTS

*Inspection Dates:*  
Monday, Nov. 16th • 11am-1pm  
Monday, Nov. 23th • 11am-1pm  
Monday, Nov. 30th • 11am-1pm

Meet a Representative at Tract 2



## Wednesday, December 2<sup>nd</sup> • 11 AM

**PROPERTY LOCATION:** **Farm 1:** 381 SR 98, Marion, OH 43302. 590± Acres along SR 98 at the Crawford & Marion County Line. Frontage on Monnette New Winchester Rd. and Crawford Marion County Line Rd. **Farm 2:** Timpson Rd., Caledonia, OH 43314. 128± Acres wooded and CRP tract located with frontage on Morral Kirkpatrick, Lyons and Timpson Rd.

**AUCTION SITE:** Trillium Event Center, 1630 East Southern Avenue, Bucyrus, OH 44820

**CRAWFORD County, DALLAS Twp. Section 10 & 11**

**TRACT 1: 79± ACRES** with 72.5± tillable acres and 5.9± wooded acres. Features quality Pewamo, Cardington, and Bennington soils. Frontage on Monnett-New Winchester Rd. Excellent opportunity for the farmer or investor.

**TRACT 2: 96± ACRES** with 84± FSA tillable acres and 8± wooded acres. This Tract lies at the corner of Monnett-New Winchester Rd. and SR 98 and is improved by a 54'x90' Morton building. Features an improved waterway with a 1.1 acres CRP contract and quality 66% Pewamo soils.

**TRACT 3: 59± ACRES** with 48± FSA tillable acres and 10± wooded acres. Frontage along SR 98.

**TRACT 4: 70± ACRES** with 64± FSA tillable acres. Systematically tiled in 2016. Features an 4.83± acre open ditch for improved drainage. Frontage along SR 98 and Crawford-Marion County Line Rd.

**TRACT 5: 92± ACRES** with 89.5± FSA tillable acres. Features 1.6 acres of CRP waterways. Excellent Pewamo and Cardington soils. Located at the southwest corner of SR 98 and SR 294 (Monnette New Winchester Rd).

**TRACT 6: 77± ACRES** with 70.5± FSA tillable acres. Features 4.7 acres of CRP contracts with grassed waterways along SR 294.

**MARION County, SCOTT Twp. Section 15**

**TRACT 7: 54± ACRES** with 52± tillable acres with frontage along SR 98 and County Line Rd.

**TRACT 8: 63± ACRES** nearly all wooded. Frontage along SR 98. Come examine all of the possibilities of this tract.

**MARION County, TULLY Twp. Section 15**

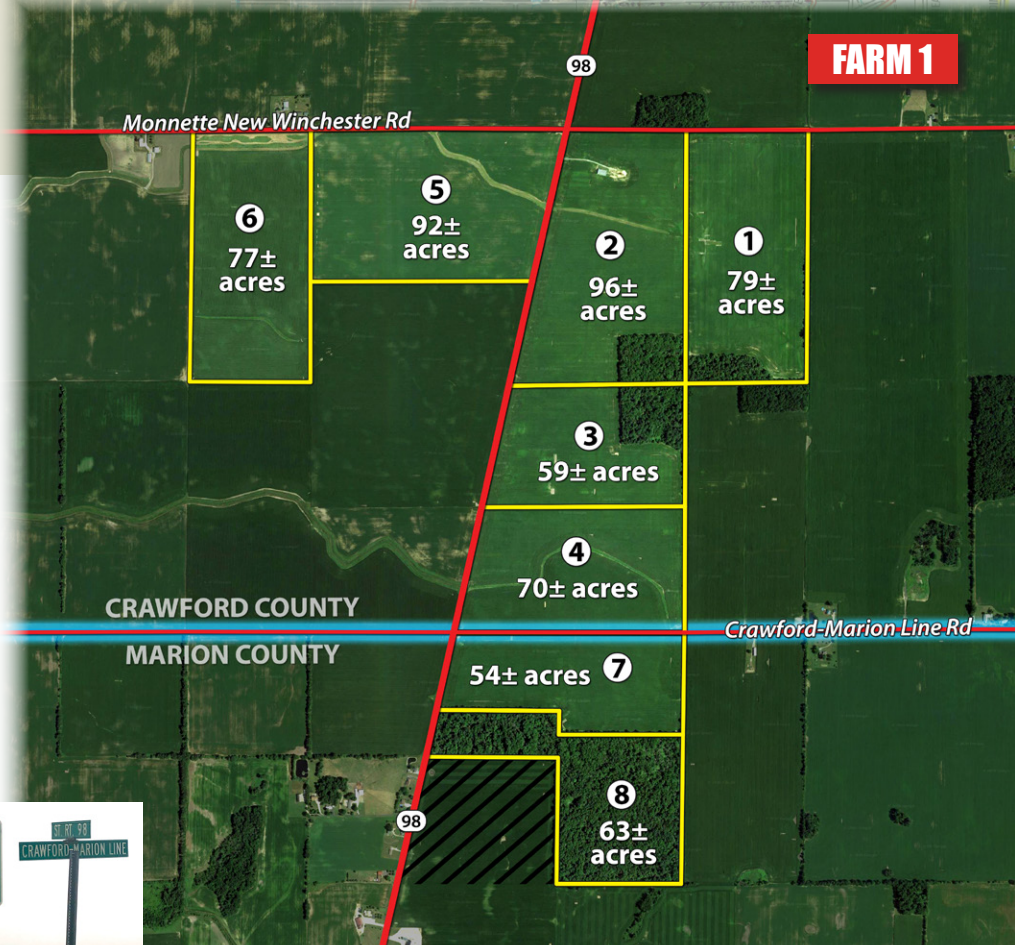
**TRACT 9: 56± ACRES** at the corner of Morral Kirkpatrick and Timpson Rd. This is an excellent recreational tract with CRP income flow. Wildlife galore. Property includes several access points to the Olentangy River. 20.5 acres of CRP Scioto River Basin protection and 12.6 CRP acres of grasslands for pheasants resulting in an annual payment of \$5,751.00 expiring 9/30/25.

**TRACT 10: 21± ACRES** nearly all woods with Olentangy River access. Examine the possibility of making this your wooded building lot.

**TRACT 11: 51± ACRES** nearly all woods. Excellent wildlife with frontage along Lyons and Morral Kirkpatrick Road.



TRACT 2



**OWNER:** Stivers Trust / US Bank, Wealth Management Trustee  
**For Information Call:** Auction Manager(s):  
**Andy Walther, 765-969-0401 / Travis Kelley, 740-572-1525**  
**Email:** [andy@schraderauction.com](mailto:andy@schraderauction.com) OR [Travis@schraderauction.com](mailto:Travis@schraderauction.com)

### AUCTION TERMS & CONDITIONS:

**PROCEDURE:** The property will be offered in 11 individual tracts, any combination of tracts, or as a total 718± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

**DOWN PAYMENT:** 10% non-refundable down payment is due on the day of auction. 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 you have arranged financing, if needed, and are capable of paying cash at closing.

**ACCEPTANCE OF BID PRICES:** Each successful bidder must execute a purchase contract at the auction site immediately following the close of bidding. All final bid prices are subject to the Sellers' acceptance or rejection.

**EVIDENCE OF TITLE:** Seller will provide an Attorney's Opinion of Title for review prior to the auction.

**DEED:** Seller will provide Trustee's Deed.

**CLOSING:** The balance of the purchase price is due in cash at closing. The targeted closing period is on or before December 28, 2020.

**POSSESSION:** Delivery of possession will be at closing subject to the 2020 crop lease.

**REAL ESTATE TAXES:** Taxes to be prorated to the date of closing. CAUV Recoupment, if any, shall be the expense of the Buyer.

**PROPERTY INSPECTION:** Prospective bidders are responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel.

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

**SURVEY:** New surveys will be completed prior to the auction with the final costs to be shared (50:50) between the Seller and Buyer. Any survey will be sufficient for recording the conveyance but the type of survey shall otherwise be determined by the Seller.

**FSA INFORMATION:** See Agent. FSA Farm #7187, #7188, & #7189.

**CRP CONTRACTS:** Several of the Tracts have current CRP contracts in effect. Buyer assumes the responsibility set forth in these contracts and receives the 2021 CRP payments. See Agent regarding information for each tract.

**AGENCY:** Schrader Real Estate & Auction Company, Inc. and their representatives are exclusive agents of the Seller.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and any other marketing materials are subject to the terms and conditions of the purchase contract. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, express or implied, concerning the property is made by the Seller, Auction Company or Cooperating Broker. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property prior to bidding. The information in this brochure is subject to independent verification by all parties relying on it. Seller, Auction Company and Cooperating Broker disclaim (i) any warranty of its accuracy and (ii) any liability for errors or omissions. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller 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.**



TRACT 2



TRACT 4



TRACT 5



TRACT 9



TRACT 10



TRACT 11

**MORE PHOTOS  
ON WEBSITE!**



**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.

**800-451-2709 SchraderAuction.com**

TRACTS 9-11

- Large level fields for ease of operation
- Abundant road frontage
- Investment Grade Soils w/ improved drainage
- 488± FSA Crop Acres, 2021 Crop Rights to Buyer
- 10± miles south of Bucyrus, OH w/ frontage on OH SR 98
- Scenic Olentangy River frontage with mature woods
- 190± Wooded Acres, CRP Pheasant Habitat

