

**AUCTION TERMS & CONDITIONS:**

**PROCEDURES:** The property will be offered in 3 individual tracts, any combination of tracts, or as a total 43.977± acre unit. There will be open bidding on all tracts & 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 & 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 March 15th, 2023.

**POSSESSION:** Possession will be delivered at closing subject. All 2023 crop rights to the Buyer(s)

**REAL ESTATE TAXES / ASSESSMENTS:** Taxes will be pro-rated to the date of closing. The property is currently enrolled in the CAUV program. The property consists of (2) Union County tax parcels including 20-0019001.0000: 35.195± acres & 20-0019002.0010: 8.782±.

**ACREAGE:** All boundaries are approximate & 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 & 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 & sufficient for title transfer.

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

**MINERAL RIGHTS:** The sale shall include 100% of the mineral rights owned by the Seller.

**AGENCY:** Schrader Real Estate & Auction Company, Inc. & its representatives are exclusive agents of the seller.

**DISCLAIMER & ABSENCE OF WARRANTIES:** All information contained in this brochure & all related materials are subject to the Terms & Conditions outlined in the Purchase Agreement. The property is being sold on "AS IS, WHERE IS" basis, & 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, & 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Sellers & 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.**

# Union County - Marysville, Ohio

## OHIO LAND AUCTION

### Thursday, February 9 • 11am

# 44<sup>±</sup>

acres



Offered in 3 Tracts  
or Combinations



FEBRUARY	Su	M	Tu	W	Th	F	Sa
				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				

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(Jeffersonville, OH), #BBB.2010001376 (Irwin, OH), #63198513759

# Union County - Marysville, Ohio

## OHIO LAND AUCTION

### Thursday, February 9 • 11am

# 44<sup>±</sup>

acres

Offered in 3 Tracts  
or Combinations

- 40± FSA Cropland Acres Featuring Pewamo & Blount Soils
- Single Story Home w/ Barns & Grain Bins
- Potential Building Site Close to Marysville, OH
- Abundant Road Frontage on Kaiser & Leeper Perkins Roads

*Rare Opportunity to Buy at Auction!*  
*Come Bid Your Price!*



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ONLINE BIDDING AVAILABLE





Union County - Marysville, Ohio

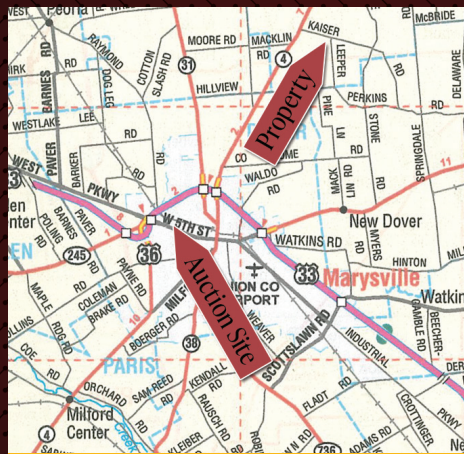
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**Auction Site:** American Legion Post 79, 500 Park Ave, Marysville, OH • From US 33 East, exit on OH-245/SR 245 towards Marysville. Left on OH-245/SR 245. Right on W 5th St, then left on Park Ave.

**Property Location:** 14079 Kaiser Rd, Marysville, OH 43040 (Frontage on Kaiser Rd & Leeper Perkins Rd) 6 mi. northeast of Marysville, OH & 17 mi. west of Delaware, OH



## Auction Managers:

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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 info, call Schrader Auction Co. - 800-451-2709.



## Leesburg Township Union County, Ohio

**TRACT 1 - 3± ACRE** farmstead with modest 1 story home including (4) grain bins, 2-story livestock barn & various outbuildings. The home has 2 bedrooms, kitchen, living area & an attached garage. Come examine the possibilities this property has to offer!

**TRACT 2 - 35± ACRES** nearly all FSA cropland with frontage on Kaiser Rd. Soils feature a mixture of Blount silt loam & Pewamo silt loams. Consider adding this to your farming operation.

**TRACT 3 - 6± ACRES** nearly all tillable cropland featuring Blount & Pewamo silt loams. Great location with 600'± of frontage on Kaiser Rd & 400'± of frontage on Leeper Perkins Rd. Make this your potential building site in the country. Great location close to Marysville.

**Inspection Dates:** Thur, Jan. 19 • 11am-12pm (noon),

Thur, Jan. 26 • 5-6pm & Thur, Feb. 2 from • 11am-12pm (noon)

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