

AUCTION TERMS AND CONDITIONS

PROCEDURE: The property will be offered in 3 tracts, any combination of the 3 tracts or as a total unit as part of a Multi-Tract auction. There will be open bidding on all tracts and combinations during the auction as determined by the auctioneer. Bids on the tracts and the total property may compete. The property will be bid in the manner resulting in the highest total sale price.

DOWN PAYMENT: 10% Cash down payment at close of auction for individual tracts or combination of tracts. The down payment may be made in the form of Cash or cashier's check or a personal or corporate check immediately negotiable. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**

APPROVAL OF BID PRICES: At the close of the auction, Buyer(s) will be required to execute an Agreement to Purchase Real Estate and Addendum. The terms of this agreement and addendum are non-negotiable. All final bid prices are subject to the Seller's acceptance or rejection.

DEED: Seller shall provide a Trustee's deed. Real Estate sold subject to all rights of way, legal highways, leases, and easements of public road and utilities.

EVIDENCE OF TITLE: Seller agrees to provide marketable title to the property, subject to matters of record. It shall be the Buyer(s) option to purchase Title Insurance if desired. The cost of the Owner's Title Insurance will be the responsibility of the Buyer(s).

CLOSING: Balance of purchase price is due in cash at closing, which the target date will be on or before June 16, 2023. The cost for an insured closing will be shared 50/50 between Buyer and Seller. All lenders costs shall be paid by the Buyer(s).

POSSESSION: Possession of Tract 2 land is at closing. Possession of Tracts 1 and 3 are subject to the tenant farmer's 2023 Crop. Buyer(s) will receive a credit at closing for Owner's share of 2023 Crop.

REAL ESTATE TAXES: The Sellers will pay the 2022 Real Estate Taxes due in 2023. The 2023 Real Estate taxes shall be pro-rated to the date of closing. The Buyer(s) shall pay all thereafter.

CAUV: If usage of property is changed, the Buyer is responsible for CAUV recoupment. Sellers have heretofore used property for agricultural purposes and its real estate taxes have been levied and paid upon a reduced Current Agricultural Use Valuation (CAUV). The Buyer's inability or failure to qualify with the local County Auditor for the CAUV valuation for the future will result in a CAUV recoupment of the past real estate tax savings. Buyer shall be wholly responsible for and pay any CAUV recoupment to become due by Buyer's conversion of the property to a non-agricultural or non-qualifying use (within the definition of Current Agricultural Use Property).

DITCH ASSESSMENTS: Buyer(s) shall pay all ditch assessments due after closing.

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

SURVEY: A new perimeter survey has been completed. 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 the auction. Any need for a new survey will be determined solely by the Seller. The cost of the perimeter survey and any subsequent surveys will be split 50/50 between Buyer(s) and Seller. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres.

PROPERTY INSPECTION: Each potential Bidder is responsible to conduct, 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. Please feel free to inspect the land at any other time at your own risk and being careful to respect the tenant farmers' growing crops.

EASEMENTS: All real estate is being sold subject to any existing recorded easements and any subsequent easements created by any tract divisions. Existing recorded leases, if any will be assigned to the Buyer.

BUILDING SITES: For purposes of building sites, none of the auction tracts and/or potential sell-offs have been reviewed or pre-approved by the Paulding County Plan Commission. Each Buyer assumes all responsibility for satisfying the requirements of the local authorities in connection with any future use, improvement or development of the purchased tract(s), including any requirement for lot or plat approval or any other approval or permit from the plan commission, planning department, building department and/or health department. Sellers and Auction Company shall have no obligation or responsibility before or after closing with respect to any permit or approval that Buyer may need in connection with any prospective use or improvement. Buyer's obligation to acquire the purchased tract(s) is not contingent upon obtaining any such permit or approval.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials is subject to the Terms and Conditions outlined in the Purchase Agreement. Your bids are to be based solely upon your inspection. All real estate is sold "as is" without physical warranty. Seller and agent are not assuming any responsibility for warranty of any specific zoning classifications, location of utilities, assurance of building permits, driveway permits or water and septic permits. The property is being sold on an "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.

FAIR HOUSING: It is illegal, pursuant to the Ohio Fair Housing Law, Division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing Law 42 U.S.C.A. 3601, to refuse to sell, transfer, assign, rent, lease, sublease, or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, because of race, color, religion, sex, familial status, as defined in Section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

SOUTHWEST OF PAYNE ON CR 48 • 1/2 MILE EAST OF STATE LINE RD
PAYNE, OHIO • PAULDING COUNTY

LAND AUCTION 63.5± acres

Offered In 3 Tracts or Combinations

| 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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AUCTION MANAGER
Jerry Ehle • 260.410.1996 • 866.340.0045

ONLINE BIDDING AVAILABLE
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 Schrader Auction Co. - 800.451.2709.

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SOUTHWEST OF PAYNE ON CR 48 • 1/2 MILE EAST OF STATE LINE RD
PAYNE, OHIO • PAULDING COUNTY

63.5± acres
Offered In 3 Tracts or Combinations

- Productive Farm Land
- Excellent Hunting Land
- Possible Country Building Sites

LAND AUCTION
Monday, May 15 at 6:00PM
held at the St. James Lutheran Church, Payne, OH

SCHRADER
THE ORIGINAL MULTI-TRACT AUCTIONS
TIMED ONLINE ONLY
VIRTUAL
LIVE WITH ONLINE

63.5± acres

Offered In 3 Tracts or Combinations

LAND AUCTION

SOUTHWEST OF PAYNE ON CR 48 • 1/2 MILE EAST OF STATE LINE RD
PAYNE, OHIO • PAULDING COUNTY

**Monday, May 15
at 6:00pm**

at the St. James Lutheran Church,
511 W Townline St, Payne, OH

PREVIEWS: Saturday, April 22 from 10am – 1pm
Monday, May 1 from 5pm – 7pm
Or call Auction Mgr for walk-over inspections – 260.410.1996
MEET A SCHRADER REPRESENTATIVE AT THE PROPERTY

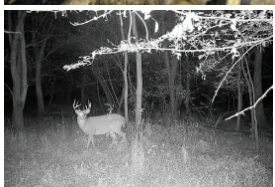


- PRODUCTIVE FARM LAND
- EXCELLENT HUNTING LAND
- POSSIBLE COUNTRY BUILDING SITES

TRACT 1: 32.5± ACRES - Mostly tillable acres with approximately 900 ft. of road frontage along County Road 48. The soils are mostly Nappanee silty clay loam towards the front and Nappanee loam towards the back. There will be a 30± ft. owned access back to Tracts 2 and 3 along the east edge of this tract. This tract will have an easement over the access for right to cross for ingress/egress and also for ditching purposes.

TRACT 2: 12.5± ACRES - Mostly all wooded. If you're a hunter and you've looked for that Honey Hole, this is it. This tract offers some of the best deer hunting in the area! Without spending a fortune for a local hunting spot, it offers an abundance of deer and some turkey too. The Flatrock Creek flows through this tract, offering heavy deer travel along the creek. Check our website for additional deer cam photos. Combine this with Tract 1 and it will offer an excellent backdrop to an estate building site with your own hunting refuge in your backyard!! The access to this will be via an ingress/egress easement over the access along the east of Tract 1.

TRACT 3: 18.5± ACRES - Mostly tillable. It will have access via the 30± ft. owned access from the road along the eastern edge of Tract 1 and through Tract 2. There is a large "ford" created for crossing of farm equipment through the Flatrock Creek. The soils on this tract are mostly Nappanee silty clays. Combine with Tract 2 for a great hunting and ag property. Build food plots along the woods and hire a local farmer to farm the balance for annual income. There is heavy deer travel across this field from the three surrounding wooded properties.



AUCTION MANAGER: Jerry Ehle 260.410.1996 | **OWNERS:** The Devisees of Eddie Lee Woodard Sr. Life Estate

ONLINE BIDDING
AVAILABLE

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