

CORPORATE HEADQUARTERS: 950 N. Liberty Dr., Columbia City, IN 46725

OHIO OFFICE: 11707 W Lancaster Rd., Jeffersonville, OH, 43128

AUCTION MANAGER: TRAVIS KELLEY, 740-572-1525 TOMMY BREWSTER, 740-357-0325









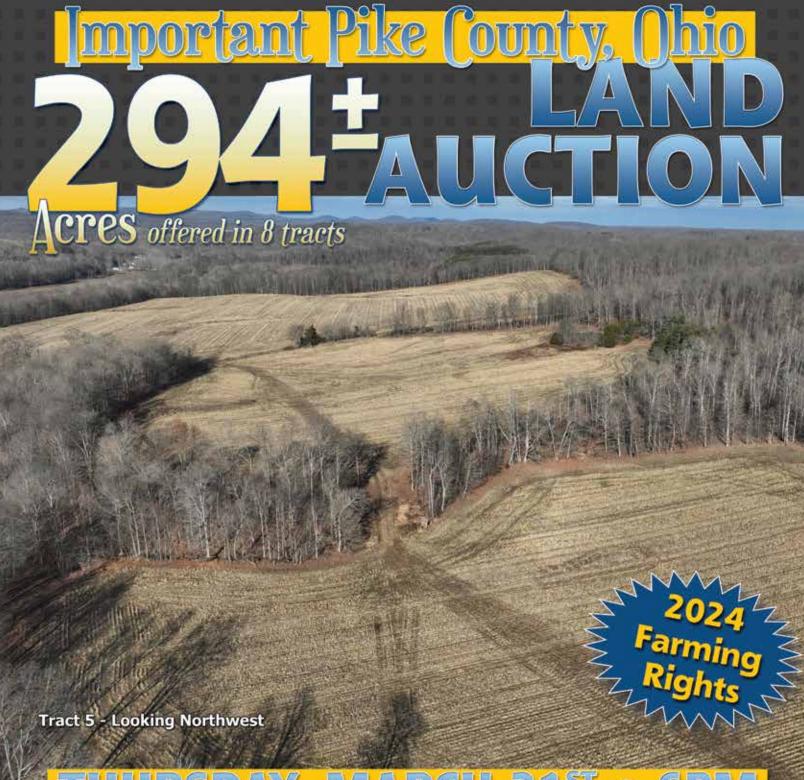
800-451-2709 Schrader Auction Co. Important Pike County,





Important Pike County, Ohio





Auction Held at Pike County Senior Center, 402 Clough St, Waverly, OH 45690



- Tillable Acreage
- Beautiful Scenery and Recreational Opportunities
 - Potential Building Sites
 - Great Whitetail Presence Secluded Settings
 - Tracts offered in 5± to 50± acres in size

800-451-2709 | SchraderAuction.com



offered in 8 tracts

PROPERTY ADDRESS: 961 Denver Rd, Waverly, OH 45690

DIRECTIONS TO PROPERTY: From SR 23 in downtown Waverly head northwest on Clough Street for a guarter of a mile, then head north on Howard Rd for approx. half a mile. Then turn left to head west on Denver Rd. The property will be on both sides of the road in 34 of a mile.

AUCTION LOCATION: Pike County Senior Center, 402 Clough St, Waverly, OH 45690.

INSPECTION DATES: Wednesday, February 28th

9am-11am Friday, March 15th 3pm-5pm



bid your price on March 21st!



Tract 1





TRACT DESCRIPTIONS:

TRACT 1: 43± ACRES of majority tillable farmland containing a silt loam soil base. This tract also contains an old homestead and a meandering creek.

TRACT 2: 44± ACRES containing a nice mix of tillable farmland, wooded land, and a creek. A great prospective property for recreational uses that can also generate production income.

TRACT 3: 5± ACRES containing an old homestead. A rare rural find including smaller acres opening the door for many interested parties!

TRACT 4: 46± ACRES containing a beautiful setting a top of ridge that also includes approx. 50% tillable acres of silt loam soils. Inspect the diverse possibilities

TRACT 5: 45± ACRES comprised of hardwood timber and productive farmland. One of the premier hunting sites on the farm.

TRACT 6: 26± ACRES is a majority wooded tract that also includes a portion of tillable land giving an existing clearing to any prospective homesite builder. The open setting atop the slopping terrain of timber gives a stun-

TRACT 7: 40± ACRES that is nearly all tillable. A tremendous tract for any existing operation looking to add on productive acres.



asement: The easement reflected above will grant access for the buyer(s) for tracts 5,6,7, and 8 regardless of how the property sells.

TRACT 8: 45± ACRES of another premier hunting piece that also offers great seclusion

in the map. Be sure to envision the numerous deer stand locations!

for anyone looking to have a guiet weekend getaway. Access is via the easement reflected

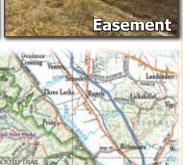


General Property Description: The Stevens Farm is truly a diversified offering that offers both quality tillable acres as well as phenomenal hunting tracts throughout! The property has been leased for hunting in the past and has a proven track record of quality whitetail deer. Being approximately 50% tillable also allows it to generate additional income or serve as a nice add on to an existing farming operation. Be sure to inspect this property yourself and be prepared to



ROPERT





ubsequent real estate taxes, to the extent attributed to the purchased tracts. and GIS measurements.

is no existing legal description or where new Auctioneer are final.
boundaries are created by the tract divisions in ANY ANNOUNCEMENTS MADE THE DAY OF THE survey. The type of survey performed shall be at the FOR ACCIDENTS.

heretofore used property for agricultural purpose ndividual tracts, any combination of tracts, or as upon a reduced Current Agricultural Use Valuation a total 294± acre unit. There will be open bidding (CAUV). The Buyer's inability or failure to qualify with on all tracts and combinations during the auction the local County Auditor for the CAUV valuation for subject to swing tract limitations) as determined by 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 the auction with the balance in cash at closing. The precome due by Buyer's conversion of the property to

sure you have arranged financing, if needed and are Company, Inc. and its representatives are exclusive capable of paying cash at closing.

IMMEDIATE ACCESS: Buyers may put an additional agents of the seller.

FAIR HOUSING: It is illegal, pursuant to the Ohio Fai

10% down to gain immediate access after the auction ACCEPTANCE OF BID PRICES: Successful bidder(s)

PROCEDURES: The property will be offered in 8

DOWN PAYMENT: 10% down payment on the day of

cashier's check, personal check or corporate check.

nsurance will be the responsibility of the Buyer(s). or in the provision of real estate brokerage services Seller agrees to provide merchantable title to the DISCLAIMER AND ABSENCE OF WARRANTIES:

DEED: Seller(s) shall provide a Warranty Deed(s). **CLOSING:** The balance of the real estate purchase. The property is being sold on "AS IS, WHERE IS" basis pproximately 45 days after the auction.

POSSESSION: Possession will be delivered at closing, subject to any immediate possession agreements.

REAL ESTATE TAXES / ASSESSMENTS: Seller

the purchased tracts for 2023 (due in 2024), or the

ACREAGE: All boundaries are approximate and have direction and discretion of the Auctioneer. The Sellers peen estimated based on current legal descriptions—and Selling Agents reserve the right to preclude any

Seller's option and sufficient for title transfer.

ANIMAL STOCK PHOTOGRAPHY: Photos are fo CAUV: If usage of property is changed, the Buyer illustrative purposes only and are not of the auction

down payment may be made in the form of cash, a non-agricultural or non-qualifying use (within the definition of Current Agricultural Use Property).

Your bidding is not conditional upon financing, so be AGENCY: Schrader Real Estate and Auction

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 vill be required to enter into a purchase agreement lease, sublease, or finance housing accommodations at the auction site immediately following the close refuse to negotiate for the sale or rental of housing of the auction. All final bid prices are subject to the accommodations, because of race, color, religion, sex Seller's acceptance or rejection.

Familial status, as defined in Section 4112.01 of the EVIDENCE OF TITLE: The Seller will provide a Revised Code, ancestry, military status as defined in Preliminary Title Opinion for the review of the that section, disability as defined in that section, or buyer(s). If Buyer(s) elect to have national origin or to so discriminate in advertising the title insurance, the entire cost of the owner's title sale or rental of housing, in the financing of housing

roperty subject to matters of record. All tracts sold All information contained in this brochure and all related materials are subject to the Terms and Conditions outlined in the Purchase Agreement price is due at closing, which will take place and no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. Each potentia bidder is responsible for conducting his or her own independent inspections, investigations, inquiries shall pay the real estate taxes assessed against, and due diligence concerning the property. The estimated amount thereof, at the time of closing. to verification by all parties relying on it. No liability Buyer shall pay the 2024 taxes (due in 2025), and allefor its accuracy, errors or omissions is assumed by the Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the person from bidding if there is any question as the **SURVEY:** A new survey will be made where there person's credentials, fitness, etc. All decisions of the

this auction. Any need for a new survey shall be SALETAKE PRECEDENCE OVER PRINTEDMATERIAL determined solely by the Seller. Seller and successful

OR ANY OTHER ORAL STATEMENTS MADE
bidder shall each pay half (50:50) of the cost of the

AUCTION COMPANY OR OWNER NOTRESPONSIBLE

SELLER: David M. Stevens, Linda D. Stevens & **Steve Shepherd**

AUCTION MANAGERS: Travis Kelley, 740-572-1525 & Tommy Brewster, 740-357-0325

800-451-2709 | SchraderAuction.com







www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online dding information, call Schrader Auction Co. - 800-451-2709