

Wood County, OH

Important Land AUCTION

THURSDAY, MARCH 28th at 6:00 PM

- Productive Tillable Farmland
- Excellent Soil Quality
- Pattern Tile
- Great Recreational Property in Tract 3
- 20 miles to Toledo

*2024 Farming Rights
Immediate Possession Available!*

205[±]

Offered in 3 Tracts

Acres

held at Millbury Firehall at 28410 Oak Street, Millbury, OH

800-451-2709
SchraderAuction.com





TRACT 1



TRACT 2



TRACT 3

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INSPECTION DATES:

Thursday, March 7th • 9am-11am
Wednesday, March 20th • 3pm-5pm

AUCTION LOCATION: Millbury Firehall at 28410 Oak Street, Millbury, OH, 43447

PROPERTY LOCATION:

Tract 1: Near 21221 Bradner Road, Luckey, OH 43443

Tracts 2 & 3: On the northside of Gilbert Rd, just north of the Village of Luckey

DIRECTIONS TO PROPERTY:

Tract 1: From the intersection HWY 20 and SR 105 (Pemberville Rd) in Woodville, head west on SR 105 for half a mile, then angle right onto 582. Continue on 582 for 2.5 miles, then turn right to head north on Bradner Rd. Tract 1 will be on your left in ¾ mile.

Tracts 2 & 3: From the intersection HWY 20 and SR 105 (Pemberville Rd) in Woodville, head west on SR 105 for half a mile, then angle right onto 582. Continue on 582 for 3.5 miles, then turn right to head north on 15. In a quarter of a mile, turn left on Middleton Pike Rd and continue for a mile. Turn right onto Lemoyne Rd and continue for a ¼ mile, then turn left onto Gilbert Rd. The property will be on the right in approx. ½ mile.

TRACT DESCRIPTIONS:

TRACT 1: 103± ACRES of excellent farmland that is pattern tiled, nearly 100% tillable, and comprised of Hoytville Clay Loam soils.

TRACT 2: 38± ACRES of tiled tillable farmland conveniently located just north of the village of Luckey. A great option for those looking for development possibilities in the future while operating or generating income!

TRACT 3: 64± ACRES of production-oriented land that contains pattern tile. A great possible add on to an existing operation! This tract also contains some wooded land containing some beautiful views and recreational possibilities.

GENERAL PROPERTY DESCRIPTION: The Griffith farms present an excellent chance to acquire high quality tillable land in Wood County, OH. The tillable soils are primarily comprised of Hoytville clay loam soils, and per the seller are pattern tiled throughout. Last year's corn yields averaged 195 bu/acre! Tract 3 also contains a nice recreational option for those looking for woods or a beautiful potential build site. Be sure to investigate these production-oriented opportunities!



TRACT 3



TRACT 3

SELLER: Jay E Griffith • **AUCTION MANAGERS:** Luke Schrader, 260-229-7089 & Kevin Jordan, 260-229-1904

AUCTION TERM & CONDITIONS

PROCEDURES: The property will be offered in 3 individual tracts, any combination of tracts, or as a total 205± acre unit. There will be open bidding on all tracts and combinations during the auction.

MULTI-PARCEL AUCTION: The auction will be offered in various amalgamations, including as individual parcels or lots, combinations of parcels or lots, and all parcels or lots as a whole.

DOWN PAYMENT: 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 and are capable of paying cash at closing.

IMMEDIATE ACCESS: Buyers may fill out an immediate possession form to gain pre-closing access to the property for spring farming activities.

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 approximately 45 days after the auction.

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

REAL ESTATE TAXES / ASSESSMENTS: Seller shall pay the real estate taxes assessed against the purchased tracts for 2023 (due in 2024), or the estimated amount thereof, at the time of closing. Buyer shall pay the 2024 taxes (due in 2025), and all subsequent real estate taxes, to the extent attributed to the purchased tracts.

ACREAGE: All boundaries are approximate and have been estimated based on current legal descriptions and GIS measurements.

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 and 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 and sufficient for title transfer. **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).

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

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.

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 Purchase Agreement. The property is being sold on "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. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and 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 and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers 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 MADE. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.



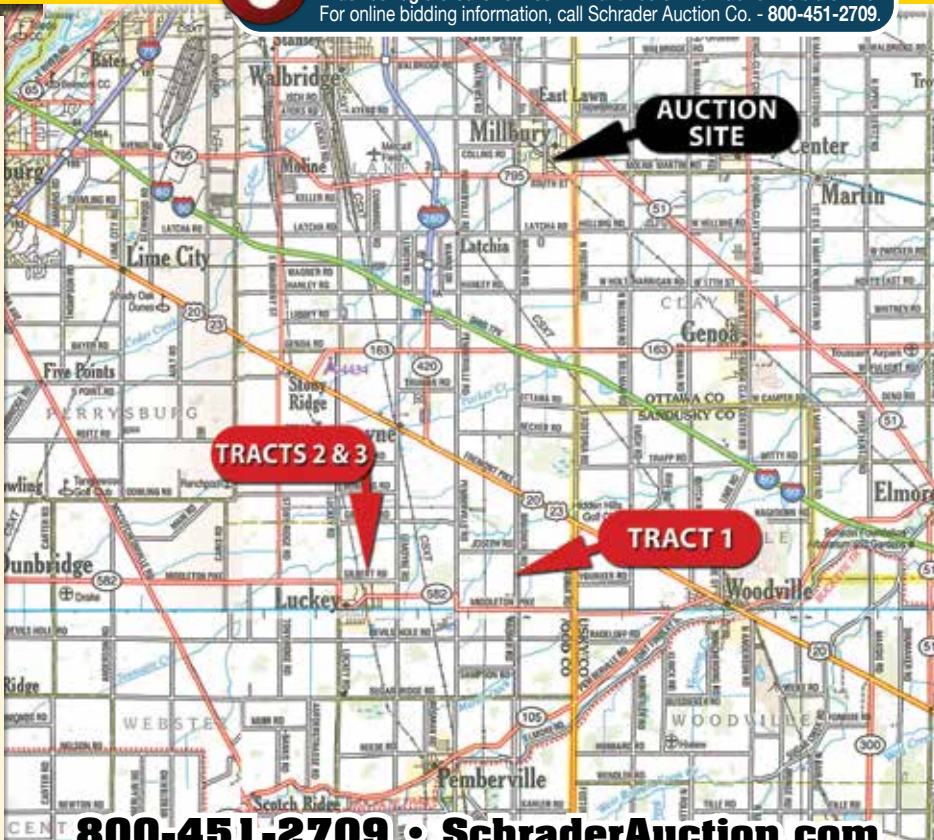
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ONLINE BIDDING AVAILABLE

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 Schrader Auction Co. - 800-451-2709.



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AUCTION MANAGERS:
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Offered in 3 Tracts

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MARCH 2024						
SUN	MON	TUE	WED	THU	FRI	SAT
					1	2
					8	9
					15	16
					22	23
					29	30
3	4	5	6	7		
10	11	12	13	14		
17	18	19	20	21		
24	25	26	27	28		
31						

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