

TERMS AND CONDITIONS

PROCEDURE: The property will be offered in 2 individual tracts and as a total 108± acre unit. There will be open bidding during the auction as determined by the Auctioneer. Bids on individual tracts and the total property may compete.

DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. 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: Successful bidder(s) will be required to enter into purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection.

EVIDENCE OF TITLE: The Seller agrees to furnish Bidders a preliminary title opinion to review. If Buyer(s) elect to have title insurance, the entire cost of the owners title insurance will be the responsibility of the Buyer(s). Seller agrees to provide merchantable title to the property subject to matters of record, general conditions of title, and similar or related matters. All tracts sold "AS IS".

DEED: A Warranty deed will be delivered at closing.

CLOSING: Closing shall take place 30 days after auction date, or as soon thereafter as applicable closing documents are completed.

POSSESSION: At closing.

REAL ESTATE TAXES: Seller shall pay the 2011 real estate taxes due in 2012. The Buyer will assume the taxes due thereafter. If usage is changed, the Buyer is responsible for CAUV Recoupment.

ACREAGE: All boundaries are approximate and 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. Buyer(s) and Seller shall share survey expense 50:50.

FSA INFORMATION: Contact Auction Company for farm number and farm bases.

EASEMENTS: Sale of the property is subject to any and all easements of record.

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

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

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 an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. 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. 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 Seller or the Auction Company. 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 MADE.

OHIO LAND AUCTION



950 N. Liberty Dr., Columbia City, IN 46725

260-244-7606 • 800-451-2709

Auction Manager: Dale Evans

260-894-0458

#AC63001504, #AU10100080



DECEMBER 2011						
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

CB-356

Archbold, OH • Fulton County • German Twp.

OHIO LAND AUCTION

108± acres offered in 2 tracts

- Flat, Level, Productive Tillable Land
- Prime Location Near Development
- Great Income Potential

SCHRADER
Real Estate and Auction Company, Inc.

Sat., December 3 • 10 AM

Archbold, OH • Fulton County • German Twp.

OHIO LAND AUCTION

108[±]
acres
offered in 2 tracts
Sat., December 3 - 10 AM

AUCTION LOCATION: RUIHLEY PARK

Ruihley Hall at Ruihley Park in Downtown Archbold, 320 W. Williams Street, Archbold, OH 43502. From OH Rte. 66/Defiance Street turn west on Williams St. and travel 2/10 mile to the Park. Ruihley Hall is on south side. Watch for signs.

PROPERTY LOCATION: Property is located on the southern edge of Archbold. From the intersection of Hwy. 6 and OH Rte. 66, travel 4 miles to the Henry/Fulton County line. Turn west on Fulton County Rd. A and travel 1/2 mile. Property is located on the north side. Watch for signs.

INSPECTION DATE:

Thursday, November 10 • 2-5 PM

Meet a Schrader Representative at Tract #2

OWNERS: SUZETTE BURK, JERRY LEUPP

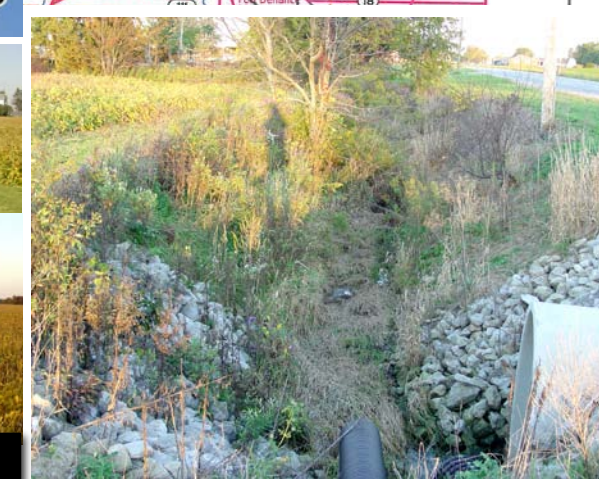
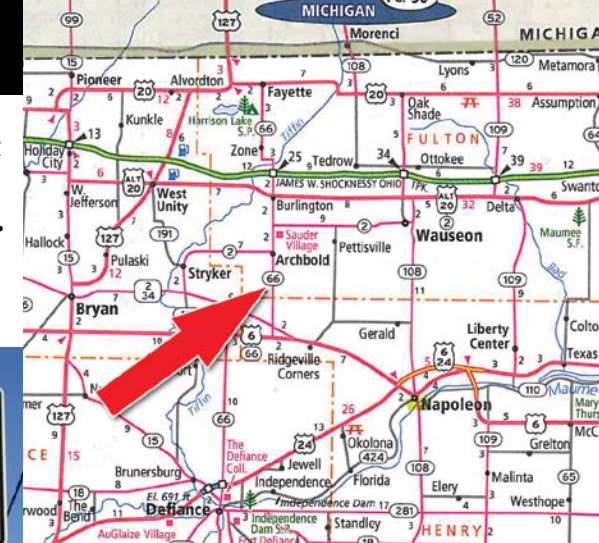
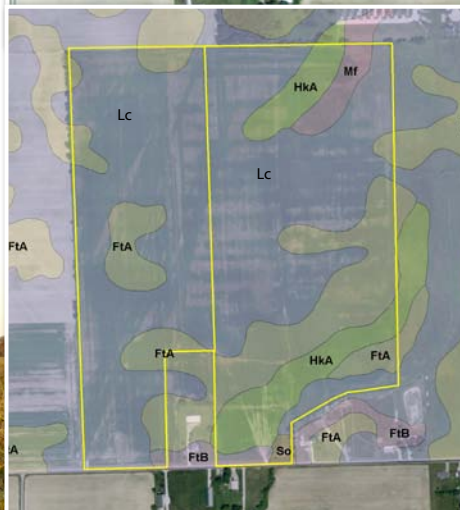
AUCTION MANAGER: Dale Evans, 260-894-0458

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TRACT INFORMATION

TRACT 1: 45[±] ACRES OF PRODUCTIVE, TILLABLE LAND. Latty silty and Fulton silty loam are the predominate soil types. This tract would be an excellent addition to any present farming operation.

TRACT 2: 63[±] ACRES OF MOSTLY PRODUCTIVE, TILLABLE LAND. The soils primarily consist of Latty silty and Haskins loam. This tract features easy access and a great drainage outlet via the open ditch. Annual Taxes for the tax year 2010 were \$670.



SOILS

Symbol	Name
Lc	Latty
FtA	Fulton
HkA	Haskins
Mf	Mermill
FtB	Fulton
So	Sloan

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