

Wednesday, February 15th • 6pm

The SHAFER FARM boasts premium soils, an outstanding location and attractive improvements.

Offered in 4 Tracts

215± Acres

SCHRADER
Real Estate and Auction Company, Inc.

PRIME OHIO LAND AUCTION

PRIME OHIO

ATTENTION: Crop Farmers & Investors!

Eaton, Ohio
Preble County

SCHRADER
Real Estate and Auction Company, Inc.

Eaton, Ohio

Preble County

PRIME OHIO LAND AUCTION
215± Acres

Offered in 4 Tracts

196± Tillable Acres
Buyer Receiving 2012 Crop Rights
Premium Kokomo & Celina Soils
Well-Drained & Systematically Tiled

85,000 Bushel Brock Grain Storage
Development Potential - 1/2 Mile from Eaton
Country Home & Buildings
Outstanding Location - 4 mi. South of I-70



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SchraderAuction.com

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FEBRUARY 2012						
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877-747-0212 | 765-855-2045

#63198513759 #000314452

Auctioneer/Broker: Rex D. Schrader

260-244-7606 or 800-451-2709

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

SCHRADER
Real Estate and Auction Company, Inc.

215± Acres

Eaton, Ohio | Preble County

PRIME OHIO LAND AUCTION



PRIME OHIO LAND AUCTION

Eaton, Ohio | Preble County

215[±] Acres

Offered in 4 Tracts

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- 196[±] TILLABLE ACRES
 - BUYER RECEIVING 2012 CROP RIGHTS
- PREMIUM KOKOMO & CELINA SOILS
- WELL-DRAINED - SYSTEMATICALLY TILED
- 85,000 BUSHEL BROCK GRAIN STORAGE W/2 LEGS
- DEVELOPMENT POTENTIAL
 - Within ½ mile of Eaton City Limits
- COUNTRY HOME AND BUILDINGS
- OUTSTANDING LOCATION
 - 4 miles south of I-70 and US 127 at Exit 10



TRACTS RANGING FROM 5 ACRES TO 80 ACRES

The SHAFER FARM boasts premium soils, an outstanding location, and attractive improvements. Whether you're a crop farmer or investor, this property warrants your attention!

PROPERTY LOCATION: 432 Alexander Rd. Eaton, OH 45320. The farm sits approximately 1 mile north of Eaton, OH just west of the intersection of US 127 and OH SR 726. From Eaton travel north on SR 127 to SR 726 then left on SR 726 1/8 mile to Alexander Rd. Left on Alexander 1/8 mile to the farm. TRACT 3 has frontage on Eaton- Gettysburg Rd. From Tract 1 continue west on Alexander Rd. to the intersection of Eaton-Gettysburg Road, then left (southeast) to the farm on the left.

AUCTION LOCATION: THE GATHERING PLACE located at 501 Nation Avenue, Eaton, OH 45320. Located just northeast of the Preble County Fairgrounds. From the junction of US 35 and OH 122 travel south ¼ mile to St. Clair St. then left 1 block to Nation Ave. Right 1 block to Auction.

Watch for the Shafer Farm & Shop Equipment Auction Scheduled for March 7th, 2012!

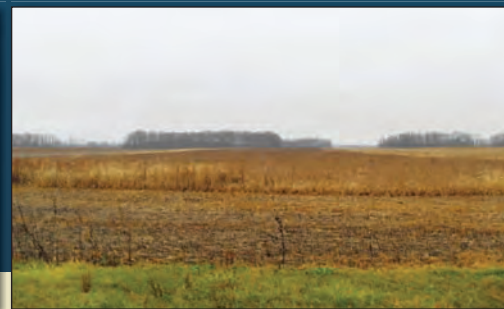
TRACT DESCRIPTIONS:

TRACT 1: 77+- Acres nearly all tillable. 775' of frontage on Alexander Rd. This is a great investment tract with predominately Kokomo and Celina soils. Systematically tiled. Some of the BEST SOILS in the area.

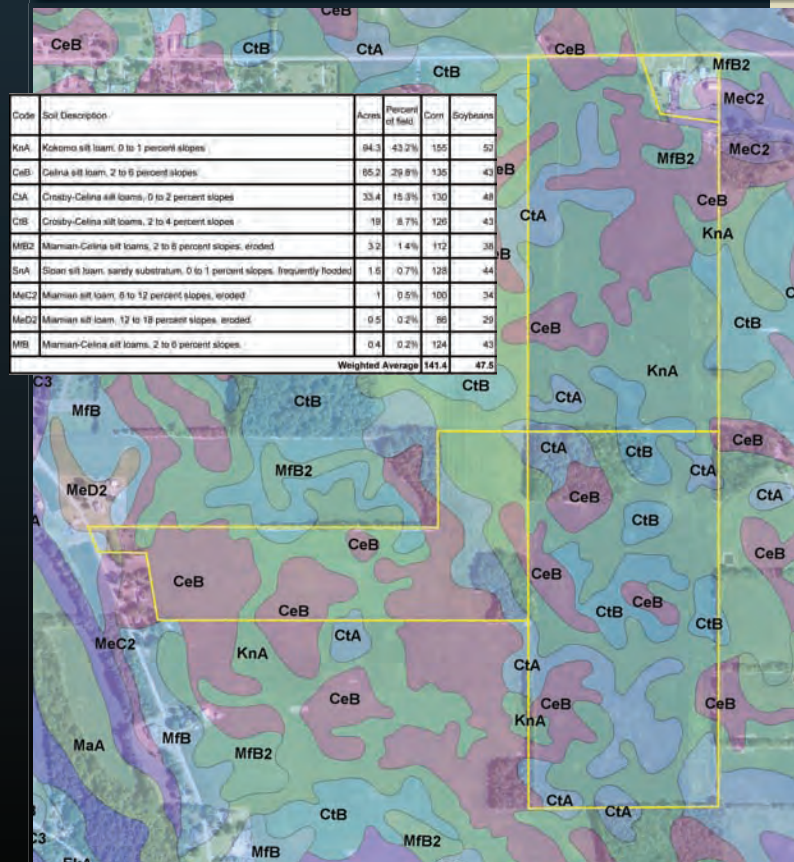
TRACT 2: 5+- Acres with the all the improvements. 2-story remodeled home w/3 BR and 2 baths, High Efficiency Propane furnace w/ central air and many other improvements. 104'x60' metal-sided tool shed. Tri-level barn with heated shop, wood working area and lounge. 85,000+- bushel grain set-up w/(6) BROCK bins, (2) Sweet legs, 12,500 gallon LP tank and overhead hopper bins. The tract has 575 Ft. +- of frontage on Alexander Rd. Eaton Schools.

TRACT 3: 52.84+- Acres with 47.5+- tillable and 4 acres of woods. This tract has 250' of frontage on Eaton-Gettysburg Rd. Great income producing property or potential estate building tract. Premium soils.

TRACT 4: 80+- Acre "Swing Tract" with 71.5 tillable acres and 8.5+- acres of mature hardwoods. Premium soils with close proximity to the Eaton city limits. This tract can be purchased by an adjoining landowner or Buy in Combination with tracts 1 or 3. Consider combining with Tract 1 for 150+ tillable acres. Systematically tiled.



INSPECTION DATES:
 Tuesday JANUARY 24TH 10AM - NOON
 Tuesday FEBRUARY 7TH 10AM - NOON
 Meet a Schrader Representative on Tract 2.
 Walk-Over Inspections Welcome.



AUCTION TERMS & PROCEDURES

PROCEDURES: The property will be offered in 4 individual tracts, any combination of tracts, or as a total 214.84+- acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete. Tract 4 will be offered as a swing tract and must be purchased in combination with Tract 1 or Tract 3 or by an adjoining landowner.

DOWNPAYMENT: Real Estate 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.

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: Seller will provide an attorney's opinion of title review.

DEED: Sellers shall provide Warranty Deeds.

CLOSING: The balance of the real estate purchase price is due at closing, which will take place within 15 days of presentation of title policy projected to be 45 days.

POSSESSION: Possession will be delivered at closing for all cropland and 30 days after closing for all improvements.

REAL ESTATE TAXES / ASSESSMENTS: Buyer to assume the taxes for 2012 pay 2013. Seller to pay all 2011 property taxes payable in 2012. 2012 Ditch assessments are the responsibility of the Buyer.

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. If a survey is needed, Buyer(s) and Seller will share survey expense 50:50. Combination purchases will receive a perimeter survey only. Closing prices will be adjusted to reflect any differences between advertised and surveyed acres on tract 1,3, and 4. No adjustments will be made on tract 2 if purchased separately.

FSA INFORMATION: See Agent

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 "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 decision of the Auctioneer is 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.

OWNER(S): David & Alice Shafer and Rebecca Hill

Auctioneer/Broker: Rex D. Schrader #63198513759 #000314452

For Information Call 1-877-747-0212 | 765-855-2045

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