

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 2 individual tracts and as a total 144.2± 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 or 20% down payment on the day of auction for immediate possession for farming purposes. 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: Buyer will assume taxes due and payable February 2013 and thereafter. Buyer pays any ditch assessments due in 2012 and 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.

Stock Photography: Some photos are for illustrative purposes only and are not of the auction property.

SCHRADER
Real Estate and Auction Company, Inc.

950 N. Liberty Dr.,
Columbia City, IN 46725
800-451-2709 • 260-244-7606

Auction Manager:
Dale Evans, 260-894-0458
#AC63001504, #AU10100080
email: auctions@schraderauction.com



MARCH 2012

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

SchraderAuction.com

dm - 414

144.2±
ACRES
in 2 Tracts

PRIME, LEVEL, PRODUCTIVE TILLABLE LAND
GREAT INCOME POTENTIAL

Williams County, Superior Township

Ohio

SCHRADER
Real Estate and Auction Company, Inc.

**LAND
AUCTION**

POSSESSION FOR THE 2012 CROP YEAR!

Prime, Level, Productive Tillable Land
Great Income Potential

TUESDAY, MARCH 27 • 6 PM

held at the Moose Family Center, Lodge 312, Montpelier, OH

Williams Co., Superior Twp.

Ohio

144.2±
ACRES
in 2 Tracts



Ohio LAND AUCTION

TUESDAY, MARCH 27 • at 6 PM

Williams Co.
Superior Twp.
SECTION 6

PRIME, LEVEL, PRODUCTIVE TILLABLE LAND
GREAT INCOME POTENTIAL



AUCTION LOCATION:
Moose Family Center, Lodge 312,
115 North Airport Road, Montpelier,
OH 43543. The Lodge is located on
the northwest corner of North Airport
Road (Co. Rd. 13) and East Main Street (St. Rd. 107). From
downtown Montpelier, OH, travel 1.5 miles east on Main Street
(St. Rd. 107) to Airport Road. Turn north to the Moose Lodge.

PROPERTY LOCATION: From St. Rd. 107 in Montpelier, OH,
turn north on St. Rd. 576 North. Travel 1 mile to Co. Rd. M and
turn west. Travel 2.9 miles to Co. Rd. 8. Turn south and the
property is located immediately on the west side of Co. Rd. 8.
Watch for signs.

TRACT 1: 70.2± acres with 56.2± acres tillable, 14± acres of
wooded land. Approximately 440' of easy access off Co. Rd. 8.

TRACT 2: 74± acres with 62± acres tillable and 12± acres
wooded. Approximately 580' of road frontage along Co. Rd. 8.
Consider the income potential of combining Tracts 1 and 2 for
over 118± acres of prime crop land.

Real estate taxes average
\$13.00 per acre.

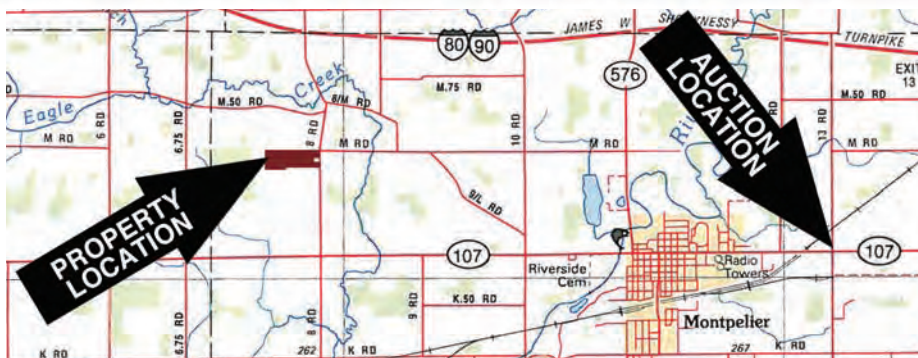
Inspection Date:
TUESDAY, MARCH 6, 2-5 PM
Meet a Schrader Representative at
Tract 2. Walk over inspections welcome.

OWNERS:
JOHN R. AND
MARSHA L.
HANELY

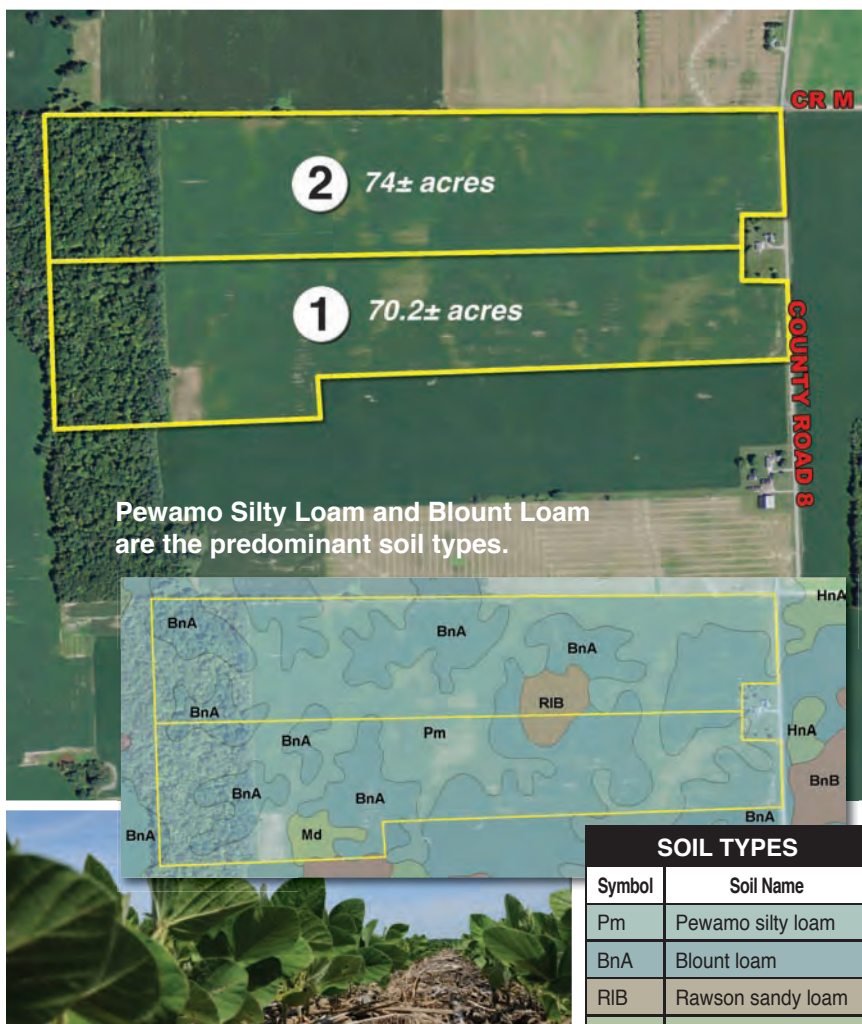
Auction Manager:
Dale Evans
260-894-0458

SCHRADER
Real Estate and Auction Company, Inc.

800-451-2709 • SchraderAuction.com



4 miles from Montpelier, OH • 10 miles from Bryan, OH • 45 miles from Toledo, OH
In close proximity to I-80/90



Pewamo Silty Loam and Blount Loam
are the predominant soil types.

SOIL TYPES

Symbol	Soil Name
Pm	Pewamo silty loam
BnA	Blount loam
RIB	Rawson sandy loam
Md	Merrill loam



TRACT 1



TRACT 2

