

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered as a 98± acre unit.

DOWN PAYMENT: 10% down payment on the day of auction 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: The successful bidder will be required to enter into purchase agreement at the auction site immediately following the close of the auction. The final bid price is subject to the Seller's acceptance or rejection.

EVIDENCE OF TITLE: The Seller agrees to furnish Bidders a preliminary title opinion to review. If Buyer elects to have title insurance, the entire cost of the owners title insurance will be the responsibility of the Buyer. Seller agrees to provide merchantable title to the property subject to matters of record, general conditions of title, and similar or related matters. The property is being 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.

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

SURVEY: No new survey shall be provided as an existing legal description already exists.

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

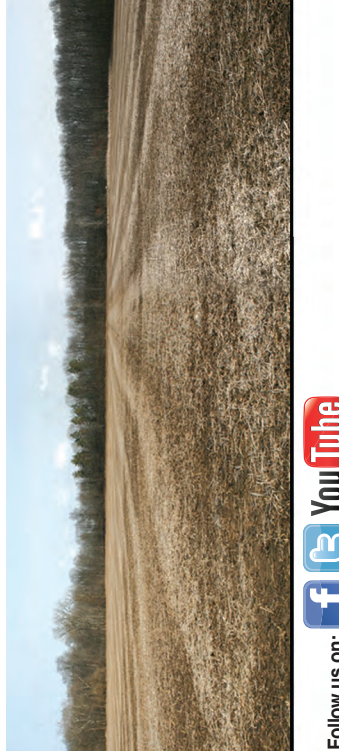
EASEMENTS: Sale of the property is subject to any and all easements of record.

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.



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



APRIL 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					

Follow us on:
f YouTube

SchraderAuction.com

dm - 427

Richwood, Ohio
UNION COUNTY, TAYLOR TWP.

- GREAT LOCATION
- 10 MILES FROM MARYSVILLE, OH
- POSSESSION FOR THE 2012 CROP YEAR!

98[±] Acres
OFFERED IN 1 TRACT

The productive tillable land provides excellent income producing potential.

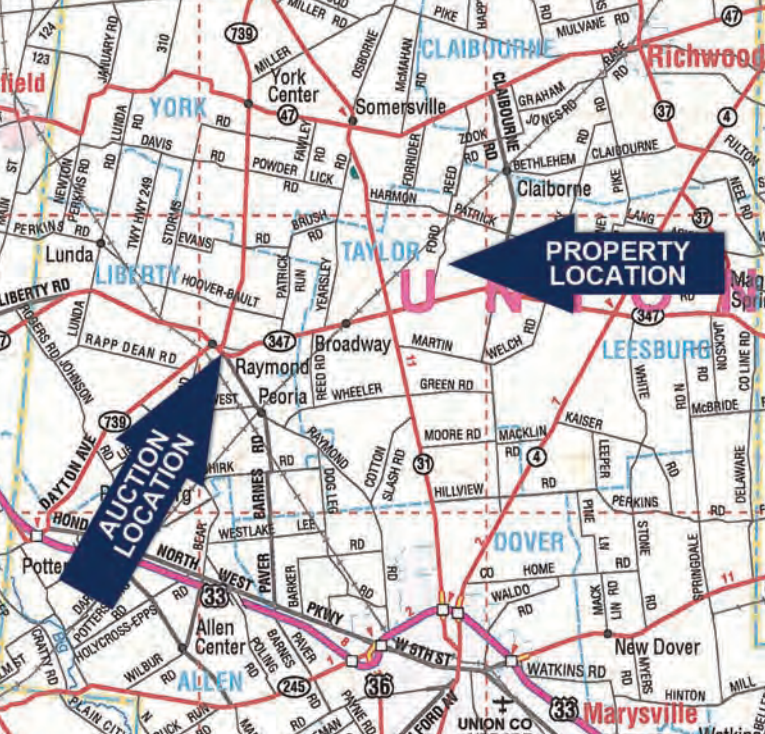
The woods and rolling terrain provide picturesque landscapes.

LandAUCTION

SCHRADER
Real Estate and Auction Company, Inc.

Thursday, April 19 • 6 PM

HELD AT LIBERTY TWP. COMMUNITY CENTER



- GREAT LOCATION • 10 Miles from Marysville, OH
- POSSESSION FOR THE 2012 CROP YEAR!

THURSDAY, APRIL 19 • 6 PM

Richwood, Ohio • UNION COUNTY, TAYLOR TWP.

AUCTION LOCATION: Liberty Township Community Center. 21463 Main Street (OH 347), Raymond, OH 43067. Located on the southeast side of Raymond.

PROPERTY LOCATION: From the intersection of State Route 31 and State Route 347, travel east on State Route 347 for .9 mile to Ford-Reed Road. Turn north and travel .5 mile to the property located on the east side of the road. Watch for signs.

Farmers, investors, and outdoor enthusiasts consider the potential of this offering with 63± acres tillable and 35± acres of wooded land.

This tract offers easy access off Ford-Reed Road with Blount silt loam, Sleeth silt loam and Henshaw silt loam as the predominate soil types. The wooded land provides an ideal setting for hunting or recreational purposes.

OWNER: Daryl Tschetter



Inspection Date:

Thursday, March 29 from 3:00-5:00 PM
Walk over inspections welcome

Auction Manager:
Dale Evans 260-894-0458

SCHRADER
Real Estate and Auction Company, Inc.

800-451-2709

www.schraderauction.com

SOIL TYPES	
Code	Soil Description
BoB	Blount silt loam
SIA	Sleeth silt loam
HeA	Henshaw silt loam
Mn	Montgomery silty clay loam
So	Sloan silty clay loam
BoA	Blount silt loam
FoA	Fox silt loam
MrC2	Morley silt loam