





All Auctions Held on Site!

5 grain locations  
1 petroleum location

ALL BEING SOLD "NO RESERVE" to the highest bidder!

Total Grain Storage Per Site	
Greenville, OH	196,351 bu.
Russia, OH	183,000 bu.
Lees Creek, OH	104,816 bu.
(Tillman) Monroeville, IN	598,000 bu.



AUCTION MANAGERS: JERRY EHLE & KEVIN WENDT

**SCHRADER**  
Real Estate and Auction Company, Inc.  
260-749-0445 • 866-340-0445

www.schraderauction.com

### AUCTION TERMS AND CONDITIONS

**PROCEDURE:** Each site will be offered as one parcel except for the Huntsville Property. The Huntsville property will be offered in 3 tracts and the combinations. There will be open bidding on the 3 tracts and the combination of tracts during the auction as determined by the Auctioneer.

**DOWN PAYMENT:** 10% down payment on the day of auction with the balance in cash at closing. 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:** All successful bidders will be required to enter into purchase agreements at the auctions' sites immediately following the close of the auctions. All properties are being sold, "Absolute, With No Reserve".  
**Tillman Tanks:** The LP and NH3 tanks will be sold as Personal Property and the Buyer shall pay for these in full, at the conclusion of the auction.  
**DEED:** Seller shall provide a Warranty Deed for each property. It will be Buyer's responsibility to pay for any Title Commitment or Title Policies.

**DEED RESTRICTIONS:** The property shall not be used for: (1) The sale, either retail or wholesale, of propane or agricultural products of any kind including, but not limited to, seeds, chemicals or liquid or dry fertilizers; (2) The sale, either retail or wholesale, of any type of grain that is governed by the Ohio Department of Agriculture or any successor agency; or (3) The storage of grain for a fee. Any grain storage improvements on the property, now existing or built in the future, shall not be subdivided or developed into condominiums to be sold for grain storage. These restrictions shall run with the land and be binding on the purchaser and their heirs, successors and assigns. Purchaser agrees that

these restrictions will be referenced in any future instrument conveying the property or any portion thereof.  
**ENVIRONMENTAL DISCLAIMER:** Trupointe will be providing a ASTM Environmental Screening prepared under the "All Due inquiry" provisions of 42 USC Section 9607 for all sites except Wapakoneta. Trupointe will provide a Phase II Environmental Assessment for the Wapakoneta site.  
**CLOSING:** The balance of the purchase price is due at closing, which will take place on or before July 9, 2012. Any normal closing costs shall be shared 50:50 between Buyer(s) and Seller.  
**Ohio Properties:** The closing shall be at the office of Elsass, Wallace, Evans, Schnelle, & Co., L.P.A.,

Sidney, Ohio. Tillman Site: The closing shall be at the office of Schrader RE & Auction of Ft. Wayne.  
**POSSESSION:** Possession shall be on the day of closing, immediately following the closing.  
**REAL ESTATE TAXES:** The Real Estate taxes shall be pro-rated to the day of closing.  
**ACREAGE:** All tract acreage, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.  
**SURVEY:** Solely the Seller shall determine any need for a new survey. Seller and successful bidder shall each pay half (50:50) of the cost of any necessary survey. The type of survey performed shall be at the Seller's option.

**AGENCY:** Schrader Real Estate & Auction Co. 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. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conduct of his or her own independent inspections, investigations, inquiries, and due

diligence concerning the property. The information contained in the brochure is subject to verifications by all parties relying on it. The Seller or the Auction Company assumes no liability for its accuracy, errors, or omissions. Conduct of the auction and increments of bidding are at the 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.  
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, as-

sign, 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, 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.  
**ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

# AUCTION

3 DATES:  
Tuesday, Wednesday, & Thursday  
June 19, 20, & 21

## TUESDAY, JUNE 19



Preview Date:  
JUNE 16,  
1-4 PM

### 10:00 AM • GREENVILLE, OHIO 102 Vine Street

A combination of Grain & Feed facility located on the west side of Greenville. Set upon 3 acres, this facility features a rebuilt 70' x 10' scale with new foundation, new electronics exterior display. There are (5) 20' diameter concrete silos, each having the capacity of 15,500 bu. and (2) 30' diameter concrete silos with capacity of 36,500 bu. each. There is one steel bin with capacity of 25,000 bu. The feed mill is intact with no roller mill. There is a combination scale house, retail, office, and supply building attached to the feed mill. There is a 1995 Farm Fans grain dryer, which ran last fall. There is a good amount of dry storage and warehouse space.

This site is being offered as one complete package.



### 1:00 PM • RUSSIA, OHIO - 109 Lynn Street

A combination of Grain & Feed facility located approximately 30 minutes northeast of the Greenville location. This facility is set upon 1.56 acres. It features recent extensive electrical updates to the silos. There is a working scale with scale office, retail, and warehouse. The scale is 10' x 60'. The 1973 Farm Fans grain dryer is working. There are two dump pits. There are six steel bins, 11,000 - 14,000 capacity. There's one 84,000 bu. bin. This site is being offered as one complete package.

Preview Date:  
JUNE 16,  
9AM-Noon



## WEDNESDAY, JUNE 20



Preview Date:  
JUNE 15,  
3-6 PM

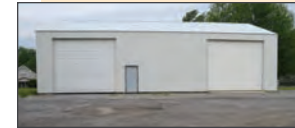
### 10:00 AM • WAPAKONETA, OHIO - 333 Koneta Street

A former Petroleum site located on 1.09 acres. This site is located on the south side of Wapakoneta and across from the on ramp to Hwy. 33. This site has no tanks remaining and has a clean Phase II Environmental review. There is a small office building and a 22 x 42 storage building w/ overhead door. This site offers an excellent potential business site with lots of highway exposure. There are 6 small city lots that make up this parcel. It will be sold as a complete package.



### 1:00 PM • HUNTSVILLE, OH - 4777 Napoleon St.

A Grain & Fertilizer Storage facility located approximately 8 miles north of Bellefontaine, Ohio. This facility is set upon 2.32 acres and will be offered in 3 tracts or in combinations.



**TRACT 1:** Tract 1 will include the 2 story retail / office building and .53 acres. The building offers a spacious farm store with offices, restrooms, and dry storage on the main floor. The second floor has large meeting rooms and additional office space. The metal roof on the building is in need of some repair or replacement. There is also a lean to metal building attached for added warehouse storage. This tract has great frontage on Napoleon Street with parking on side and behind building.

**TRACT 2:** Tract 2 includes the 10' x 60' truck scales which has had a full electronic load cell conversion.

This tract runs back to include the 48' x 62' pole barn. This barn has (2) 14' x 14' overhead doors and one service door. The building is concrete floor. This tract is set upon 1.3 acres.  
**TRACT 3:** Tract 3 includes the wood chemical storage building. There are (5) dry fertilizer bins in this building. The second building is a metal storage building with dock and one overhead door. This building offers abundance of warehouse space. This tract is set upon .50 acre.  
**These three tracts may be bid on separately or in any combination.**

Preview Date:  
JUNE 16,  
9AM-Noon

## THURSDAY, JUNE 21

### 11:00 AM • LEES CREEK, OHIO - S.R. 729 S. / 53 Cox Rd.

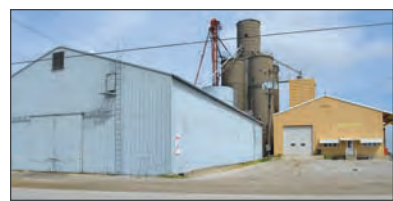
A Grain & Feed facility located approximately 9 miles east of Wilmington, Ohio. This facility is set upon 1.58 acres and features all steel bin storage with Farm Fans (3) stack continuous flow system. There is a 10' x 24' mechanical scale with single load cell conversion. There are (5) various size steel bins. There is a small office / scale house. There is a grinding mill with mixers in the feed mill area. This site is being offered as one complete package.



Preview Date:  
JUNE 15,  
9AM-Noon

### 6:00 PM • (TILLMAN) MONROEVILLE, INDIANA 7303 Ternet Road

Tillman Grain is located approximately 7 miles east of New Haven, and 4 miles west of the Ohio State line, on U.S. Highway 30. This facility has a total of 3.8 acres. The silos are concrete stave silos w/ capacity of 50,000+ bu. There is significant flat storage capacity consisting of three separate steel buildings w/ capacities of 103,312, 103,312, and 185,000. The facility has a combination office / scale house/ old feed mill building and has a drive through bay. The concrete silos are adjacent to this building. The truck scales is a mechanical 60' x 10' concrete deck w/ single load cell conversion. The dryer system is a 1991 Zimmerman continuous flow tower. There is a block wall Quonset shop building. This site is being offered as one complete package.



Preview Date:  
JUNE 19,  
3-6 PM

**LP & NH3 TANKS:** There is an 18,000 gal. LP tank and an 18,000 NH3 tank that each will be offered separately from the Real Estate at this auction.