

PROCEDURE: The property will be offered in 2 tracts and in combination. There will be open bidding on each tract 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: Successful bidders will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. Sale is subject to the Sellers' approval.

DEED: Seller shall provide a Warranty Deed.

CLOSING: The balance of the purchase price is due at closing, which will take place within 15 days of presentation of insurable title. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession shall be immediately following the auction, pending the 10% down payment.

REAL ESTATE TAXES: The Real Estate taxes shall be pro-rated to the day of closing. The property is currently being assessed as CAUV usage. If usage is changed by the buyer, then the buyer is responsible for CAUV Recoupment.

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 new survey. The type of survey performed shall be at the Seller's option and sufficient for providing marketable title.

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, assign, 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

Paulding County, OH



108± ACRES
in 2 Tracts

LAND AUCTION

OCTOBER 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			

#AC63001504

Follow Us:



7009 N. River Road, Fort Wayne, IN 46815
AUCTION MANAGER: Jerry Ehle
260-749-0445 | 866-340-0445
auctions@schraderauction.com

CORPORATE HEADQUARTERS:
950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 or 800-451-2709

RC-524



Paulding County, OH

LAND AUCTION

80.6 Cropland

106.8 Farmland

Excellent Hunting Potential

108± ACRES
in 2 Tracts

Tuesday **OCTOBER 9 • 6PM**

at the American Legion Post 253

866-340-0445



LAND AUCTION **108± ACRES** Paulding County, OH *in 2 Tracts*

Tuesday **OCTOBER 9 • 6PM**

Farm Service Agency shows a total of 106.8 farmland with 80.6 cropland.

PROPERTY LOCATED: Crane Township, Road 424, (Old U.S. 24) Approximately 4 miles east of Antwerp.

AUCTION LOCATION: American Legion Post 253, on St. Rd. 49, (518 S. Erie Street, Antwerp, Ohio)

TRACT 1: 88 ACRES with approximately 70 acres tillable. There is over 1000 feet of road frontage along old U.S. 24. The soil types are mostly Paulding Clay with Roselms Loams. There is a closed waterway on the back corner of this tract. There is approximately 11.5 acres of woods on the southwest corner of this tract. There are some mature trees in this woods.

TRACT 2: 20 ACRES with approximately 9.5 acres tillable. This tract is on the north side of old U.S. 24 and backs up to the Maumee River. This tract poses a beautiful potential building site with a serene wooded backdrop. There is also recreational value along the Maumee River. *There is excellent hunting potential on this tract also.*

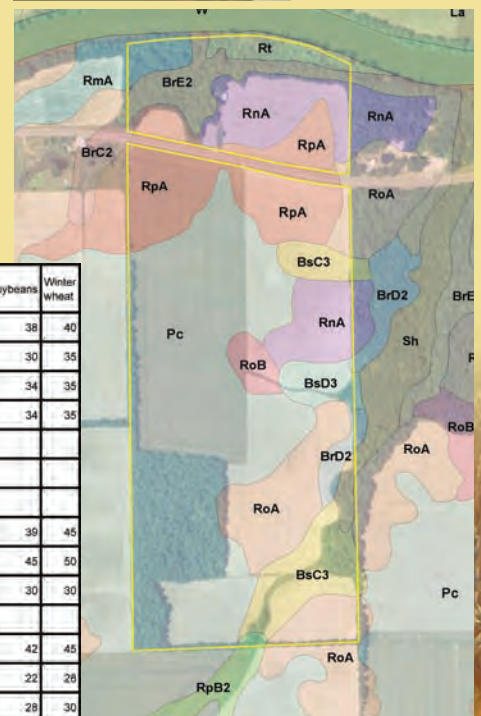
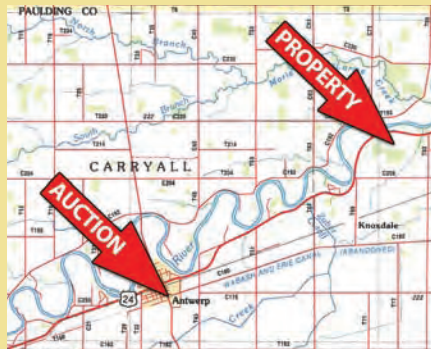
ANNUAL TAXES: \$900

Seller: Susan Regan | **Auction Mgr:** Jerry Ehle



866-340-0445

SchraderAuction.com



Code	Soil Description	Acres	Percents of field	Non-Irr Class Legend	Non-Irr Class	Corn	Oats	Orchardgrass red clover hay	Soybeans	Winter wheat
Pc	Paulding clay	45.3	41.3%		Illw	105	72	4	38	40
RpA	Roselms silty clay, 0 to 2 percent slopes	17.1	15.6%		Illw	85	85	3.5	30	35
RoA	Roselms silty clay loam, 0 to 2 percent slopes	11.6	10.6%		Illw	90	85	3.5	34	38
RnA	Roselms loam, 0 to 2 percent slopes	11.1	10.2%		Illw	90	85	3.5	34	35
BsC3	Broughton silty clay, 6 to 12 percent slopes, severely eroded	8	7.3%		Vle			2.5		
BrE2	Broughton silty clay loam, 18 to 35 percent slopes, eroded	5.1	4.7%		Vle			2.5		
BsD3	Broughton silty clay, 12 to 18 percent slopes, severely eroded	2.3	2.1%		Vle			2.3		
RmA	Rimer-Fulton complex, 0 to 2 percent slopes	2.3	2.1%		Illw	106	78	4	39	45
Rt	Rosburg silt loam, occasionally flooded	2.3	2.1%		Illw	125	78	5.2	45	50
RoB	Roselms silty clay loam, 2 to 6 percent slopes	1.8	1.7%		Illc	80	85	3.2	30	30
BrD2	Broughton silty clay loam, 12 to 18 percent slopes, eroded	1.2	1.1%		Vle			2.8		
Sh	Shoals silt loam, occasionally flooded	0.9	0.8%		Illw	115	74	4.8	42	45
BrC2	Broughton silty clay loam, 6 to 12 percent slopes, eroded	0.2	0.1%		Ivle	70	50	3	22	28
RpB2	Roselms silty clay, 2 to 6 percent slopes, eroded	0.2	0.2%		Illc	75	85	3.2	28	30
Weighted Average						82.7	58.4	3.8	30.1	32.2

Walk-over inspections permitted.

