

AUCTION TERMS & PROCEDURES

PROCEDURES: The property will be offered in 2 individual tracts, any combination of tracts, or as a total 82+/- acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts or on the entire property.

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: 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: Seller shall provide a Warranty Deed.

CLOSING: The balance of the real estate purchase price is due at closing, which will take place within 15 days of presentation of marketable title projected to be on or before December 15th, 2012. **POSSESSION:** Possession will be delivered at closing for all cropland subject to the 2012 crop in the field and 30 days after closing for all improvements.

REAL ESTATE TAXES / ASSESSMENTS: Buyer to assume the responsibility of the Buyer. All CAVU Recoupment will be at the expense 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. If the property sells in its entirety, no new survey will be completed.

FSA INFORMATION: The property is farm #4786, Tract #1219. FSA information identifies 81.7 farmland acres with 80.0 cropland acres.

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 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 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 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.

SCHRADER
 Real Estate and Auction Company, Inc.

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AUCTION MANAGER: Andy Walthner
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NOVEMBER 2012						
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25	26	27	28	29	30	

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OHIO

LAND AUCTION

75.34± FSA Tillable Acres - Buyer Receives 2013 Crop Rights
 Premium Well-Drained Kokomo & Celina Soils - Improved Waterways

82±
 Acres

Tract 1: 76± Acres
 Tract 2: 6± Acres



2-Story Home



Barns & Improvements

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Eaton Ohio • Preble County

OHIO

Eaton Ohio • Preble County

LAND AUCTION

75.34± FSA Tillable Acres - Buyer Receives 2013 Crop Rights
Premium Well-Drained Kokomo & Celina Soils - Improved Waterways

82+ Acres

Offered in 2 Tracts

**Wednesday
November 7th**
6pm at the Gathering Place - Eaton, OH

INSPECTION TIMES:
Saturday Oct. 13^H 1-3PM
Thursday Oct. 25TH 4-6 PM
Thursday Nov. 1ST 4-6PM
Auction Day: 3-4 PM



The PLUMMER FARM boasts premium soils, an outstanding location, and attractive "vintage" Farmstead. Whether you're a crop farmer or rural home buyer, this property warrants your attention!

PROPERTY LOCATION: 1479 Daily Rd. Eaton, OH 45320. The farm sits approximately 4 miles west of Eaton, OH just north of the intersection of OH SR 122 and Daily Rd. From Eaton travel west on SR 122 to Daily Rd. then right on 1.2 miles to farm on the west side. Located in Section 27 of Jackson Township.

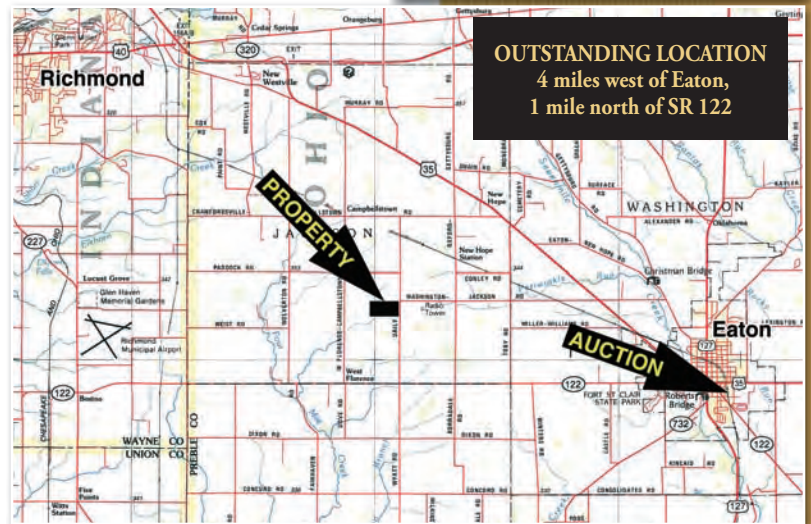
AUCTION LOCATION: THE GATHERING PLACE located at 501 Nation Avenue, Eaton, OH 45320. Located just northeast of the Preble County Fairgrounds. From the junction of US 35 and OH 122 travel south ¼ mile to St. Clair St. then left 1 block to Nation Ave. Right 1 block to Auction.

TRACT DESCRIPTIONS:

TRACT 1: 76+- Acres with 73+- cropland acres and the balance in improved waterways. 700' of frontage on Daily Rd. This is a great investment tract with predominately Kokomo and Celina soils.

TRACT 2: 6+- Acres with the all the improvements. Approx. 650' of frontage on Daily Rd. and 420' of lot depth. 2-story remodeled home w/3 BR and 2 baths. Nice screened in porch to enjoy the beauty of this setting. There are many original features in this home including hardwood floors, native woodwork and a solid walnut entry door. Outbuildings include a 2 car cedar sided garage with a cherry entry door, 14'x12' summer kitchen / office building, 92' x 30' early frame storage barn, 25'x60' cement block building (former farrowing house with pens, drainage, feeding system and furnace), 20'x10' metal storage shed (1-car garage) and a 6,500 bushel grain bin with an upright load-out auger and drying floor. This is a fine looking farmstead. National Trail Schools. Come examine all of the POSSIBILITIES here!

*** New waterway construction completed in August of 2012 on Tract 2 and the northeast corner of Tract 1***



OWNER: Plummer Farms
AUCTIONEER / BROKER: Rex D. Schrader
AUCTION MANAGER: Andy Walther • Cell: 765-969-0401
FOR INFORMATION CALL: 1-877-747-0212 • 765-855-2045

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