

ALL AUCTIONS HELD ON SITE!

2 DATES:  
July 17 & 18

**SCHRADER**  
Real Estate & Auction Co., Inc.



Catawba, OH • Sedalia, OH  
Cedarville, OH • Baltimore, OH

**trupointe**

**4** agronomy locations

**+** assorted chemical & fertilizer tanks

**ALL BEING SOLD "NO RESERVE" TO THE HIGHEST BIDDER!**



**4** trupointe agronomy locations

Catawba, Ohio • Sedalia, Ohio  
Cedarville, Ohio • Baltimore, Ohio

**ALL BEING SOLD "NO RESERVE" TO THE HIGHEST BIDDER!**

**+** chemical & fertilizer tanks

Up to 30,000 Gallons  
Assorted Stainless & Poly



SchraderAuction.com

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JULY 2013						
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			

866-340-0445  
260-749-0445

AUCTION MANAGERS:  
Jerry Ehle & Kevin Wendt

Main Office: 800-451-2709  
Columbia City, IN 46725  
950 N. Liberty Drive  
P.O. Box 508

**SCHRADER**  
Real Estate & Auction Co., Inc.

4 AGRONOMY LOCATIONS & ASSORTED CHEMICAL & FERTILIZER TANKS

**trupointe**



**SCHRADER**  
Real Estate & Auction Co., Inc.

800-451-2709  
SchraderAuction.com

**AUCTION**

2 DATES:  
July 17 & 18

ALL AUCTIONS HELD ON SITE!

# trupointe AUCTION

**2 DATES:**  
Wednesday, & Thursday  
July 17 & 18

All Auctions Held on Site!

- 4 agronomy locations
- + assorted chemical & fertilizer tanks

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

Preview Date:  
TUESDAY, JULY 2  
9AM - NOON

**SELLER:**  
  
 Trupointe Cooperative, Inc & United Landmark LLC  
**AUCTION MANAGER: JERRY EHLE**  
  
 Real Estate and Auction Company, Inc.  
 260-749-0445 • 866-340-0445  
[www.schraderauction.com](http://www.schraderauction.com)

## AUCTION TERMS AND CONDITIONS

**PROCEDURE:** Each site will be offered as one parcel.  
**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".  
**CHEMICAL TANKS:** The chemical 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 following use restrictions shall be included in the transfer deed for any property sold at this

auction:  
 A. 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.  
 B. 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.

C. 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:** Seller will provide a Phase 1 environmental for all sites.  
**CLOSING:** The balance of the purchase price is due at closing, which will take place on or before August 23, 2013. Any normal closing costs shall be shared 50:50 between Buyer(s) and Seller. The closing shall be at the office of Elsass, Wallace, Evans, Schnelle, & Co., L.P.A., Sidney, Ohio.

**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 and sufficient for providing title insurance.  
**AGENCY:** Schrader Real Estate & Auction Co.

Inc. and its representatives are exclusive agents of the Seller.  
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 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.**

## WEDNESDAY, JULY 17

### WED., JULY 17 @ 1PM • SEDALIA, (MIDWAY) OH

**ADDRESS:** 505 S.R. 323, Sedalia, OH  
**Zoned C2 General Commercial.** This site will be offered as a total package

of Buildings and 9.2± Acres. The Office/Retail building is clean and modern with 4 offices and 1 bath. There is a 70' Brechbuler concrete scale with digital read in office. The Shop/Warehouse building is 50' x 100' with heated shop and one bath. The warehouse is 150' x 50' with 20'W x 16'H slider on end. There are (9) 150 ton fertilizer bins. There is a 50' x 80' metal liquid chemical building with concrete floor and chemical trough. There is a 50' x 80' chemical dike on the outside. The last building is a newer 45' x 80' pole building for storage with 20' W x 16'H sliders on front and side.



\* **FERTILIZER & CHEMICAL TANKS:** To be sold on site, immediately following the Real Estate; **FERTILIZER TANKS:** (1) 19,000 Gal. (1) 20,000 Gal. (2) 30,000 Gal. **TANKS** Located at South Charleston Site. Will be sold at Sedalia; **CHEMICAL:** (5) 2400 Gal. Stainless, (1) 1200 Gal. Stainless, (1) 6000 Gal. Stainless **FIBERGLASS FERTILIZER:** (2) 15,000 Gal., (4) 10,000 Gal.

Seller may retain from the Sedalia property a tract of approximately one acre as shown on the aerial photograph of the property. The tract will contain 150 foot of road frontage and sufficient depth to make a parcel that complies with Madison County zoning requirements. Final details concerning the tract retained will be available on the auction date.



### WED., JULY 17 @ 4PM • CEDARVILLE, OH

**ADDRESS:** 70 E. Maple Street, Cedarville, OH

**Zoned Light Ind.,** This site is set upon 4.58 acres.

The Office / Fertilizer building is approx. 60' x 100' with open retail area plus 3 offices and one bathroom. There is a tall repeater tower adjacent to the office. In the dry fertilizer area, there are (6) 150 ton bins and (1) 250 ton bin. The Liquid chemical building is 50' x 75' with concrete floor and chemical trough and new roof. There is a chemical dike outside with loading pad. The shop / storage building is partially insulated and heated with 1/2 bath. There are two 18'W x 14'H sliders on the ends. The entire property is enclosed with tall security fence.



\* **FERTILIZER & CHEMICAL TANKS:** To be sold on site, immediately following the Real Estate; **FERTILIZER:** (5) 19,000 Gal. (1) 15,000 Gal. **CHEMICAL:** (2) 2500 Gal. Stainless (1) 2300 Gal Stainless



## THURSDAY, JULY 18

### THURSDAY, JULY 18 @ 10AM • BALTIMORE, OH

**ADDRESS:** 508 Oak Street, Baltimore, Ohio

**Zoned W/LM, Warehouse / Limited Manufacturing District.** This modern Retail and Storage site sets upon 1.67 acres.

Built in 2005, the large Retail/Warehouse building features large retail counter and cedar lined display area. The Warehouse area is concrete and features drive through 16' x 16' overhead doors on each end. The entire building is 60' x 100'. There is an added full length 16' lean to for additional storage. There is a storage loft built over the office area. There is a 75' concrete scale in front. The heated shop and warehouse building has one bath. It is approximately 96' x 35' plus attached dry fertilizer building which is 50' x 70'. There is a separate dry storage building with partitioned areas with sliders to enter. This site has an active railroad spur attached to the Norfolk - Southern tracks which run behind the property.

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