

Tuesday, August 13 • 6 PM
held on site

LAND Auction

OFFERED IN 5 TRACTS

86[±] Acres

2 HOMES • PRIVATE RURAL SETTING
WOODED - Recreational, Hunting, Timber Land
PASTURE LAND • GORGEOUS VIEWS
GAS & OIL RIGHTS

Northwest Pennsylvania



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Owners moving out of state



LINESVILLE, PENNSYLVANIA • Crawford Co., Conneaut Twp.
Northwest Pennsylvania

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SchraderAuction.com

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950 N. Liberty Drive
Columbia City, IN 46725



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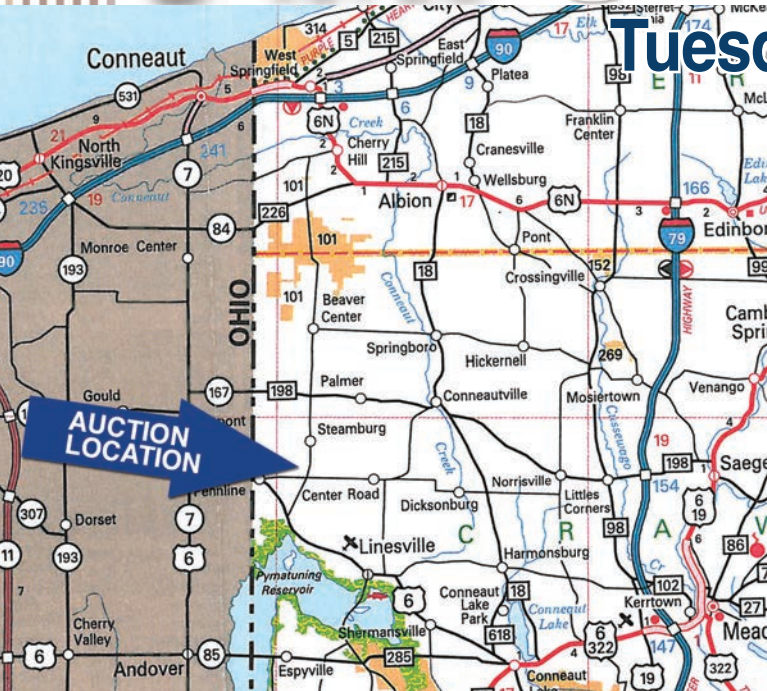
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**AUCTION & PROPERTY LOCATION:
2338 WEST CENTER ROAD
LINESVILLE, PENNSYLVANIA 16424**

DIRECTIONS: From Linesville, travel on US 6 W. for 4.2 miles. At Beaver Center Road, turn north and travel northeast for 1.8 miles. Turn west on West Center Rd./SR 4004 and travel .3 mile to property on both sides of the road.

- 6 MILES FROM LINESVILLE, PA
- 13 MILES FROM MEADVILLE, PA
- 35 MILES FROM YOUNGSTOWN, OH
- 75 MILES FROM CLEVELAND, OH
- 85 MILES FROM PITTSBURG, PA

Inspection Dates:

Tuesday, July 23, 5-7PM & Monday, August 12, 5-7PM



TRACT 1: 31 ± acres of mostly wooded land. This tract offers a combination of hardwood trees, a pond, and some open land with frontage along W. Center Rd. Investigate the income potential, hunting, and recreational value of this land.

TRACT 2: 11.5± acres with much to offer! This tract includes a 5-bedroom home on a full walk-out basement and several outbuildings. The spacious home features a large eat-in kitchen with oak cabinets; a summer kitchen finished with tongue-and-groove walls; 6-panel doors and vinyl windows throughout; lots of storage space; and a wrap-around porch. The outbuildings would be great for livestock, storage, or a business at home.

- 60' x 54' workshop with concrete floor, end sliders, and a 40' x 19' lean-to
- 40' x 26' workshop with concrete floor and a 40' x 10' lean-to
- 40' x 28' 9-stall barn with concrete floor, overhead hay storage, end sliders and a 40' x 19' lean-to
- Well house

Room Dimensions Home on Tract 2	
MAIN FLOOR	
Living Room	30' x 23'
Kitchen	22' x 22'
Summer Kit.	15' x 12'
Mud Room	8' x 5'
Bedroom 1	12' x 11'
Bedroom 2	11' x 9'
UPSTAIRS	
Bedroom 3	12' x 11'
Bedroom 4	12' x 10'
Bedroom 5	10' x 10'
Nursery	11' x 5'

TRACT 3 (Swing Tract): 24.5± acres with pasture and wooded land. The brook provides water for livestock. This tract must be bid in combination with Tract 1, Tract 2, or by an adjoining neighbor.

TRACT 4: 10± acres of pasture land with a 5-bedroom home and outbuildings. The home has a full walk-out basement, vinyl windows throughout, large rooms, and a 30' x 8' back porch with a ramp. The home is still in need of some finish work. The outbuildings include a 52' x 32' barn with tie-stalls and overhead hay

Room Dimensions Home on Tract 4	
MAIN FLOOR	
Living Room	21' x 10'
Kitchen / Dining Rm.	22' x 22'
Bedroom 1	14' x 9'
UPSTAIRS	
Bedroom 2	23' x 18'
Bedroom 3	23' x 9'
Bedroom 4	15' x 12'
Bedroom 5	11' x 9'

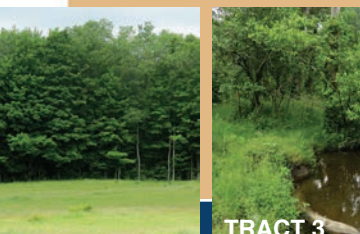
storage and a 20' x 18' well house with a concrete floor. The pasture is partially wooded and has a brook. This property is ideal for livestock.

TRACT 5 (Swing Tract): 9± acres of wooded pasture land. This tract must be bid in combination with Tract 4 or by an adjoining neighbor.



OWNERS: VICTOR AND ELIZABETH SCHWARTZ
AUCTION MANAGERS: Roger Diehm 260-318-2770 and Dale Evans 260-894-0458

SCHRADER 800-451-2709
Real Estate and Auction Company, Inc. SchraderAuction.com



AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 5 individual tracts, any combination of tracts and as a total 86± acre unit. There will be open bidding on all tracts (with swing tract limitations) and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. 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.

BUYER'S PREMIUM: A Buyer's Premium of 10% shall be added to the winning bids and paid by the Buyer(s) as part of the Total Contract Purchase Price.

ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection.

EVIDENCE OF TITLE: The Seller shall provide a preliminary opinion of title to be made available to prospective bidders for review prior to bidding. If any buyer elects to purchase title insurance, the cost thereof shall be at such buyer's sole expense. 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: 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: Possession of the property shall be given the day of closing.

REAL ESTATE TAXES: Shall be prorated to the day of closing.

ACREAGE: All boundaries are approximate and have been estimated base 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. Buyer(s) and Seller shall share survey expense 50:50.

OIL & GAS LEASE/MINERAL RIGHTS: The sale shall include the mineral rights and oil and gas leases owned by the Seller.

AGENCY: Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller.

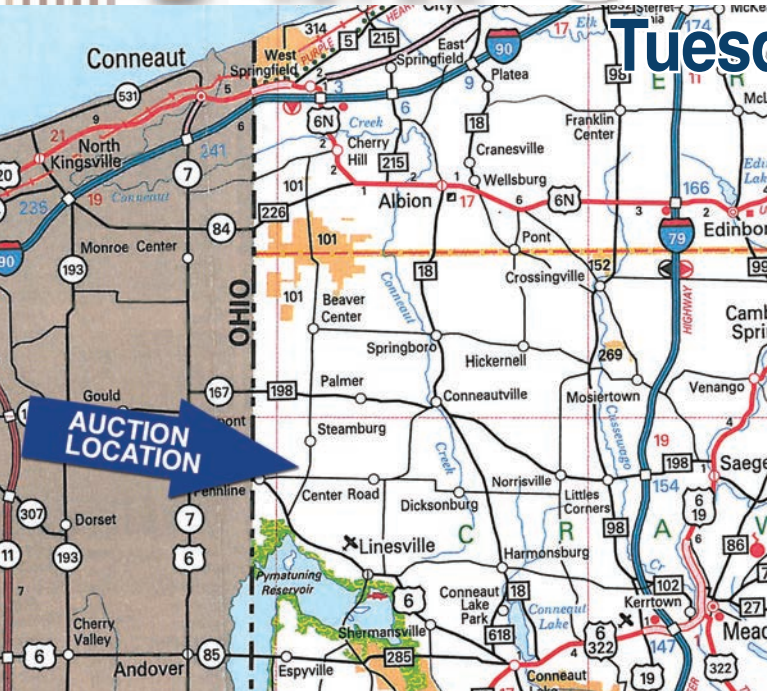
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