



**SCHRADER**  
Real Estate and Auction Company, Inc.

HILLSBORO,  
OHIO  
Highland Co.

OFFERED IN 3 TRACTS

**119.272 ± ACRES**

PRODUCTIVE TILLABLE LAND  
WOODED RECREATIONAL LAND  
THREE PONDS  
POTENTIAL BUILDING SITES



# OHIO LAND AUCTION

THURSDAY, DECEMBER 19 • 6 PM

[www.SchraderAuction.com](http://www.SchraderAuction.com)

| 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  |     |     |     |     |

DECEMBER 2013



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**SCHRADER**  
Real Estate and Auction Company, Inc.



Productive Tillable Land • Potential Building Sites  
Wooded Recreational Land • Three Ponds  
HILLSBORO, OHIO • Highland Co., Brushcreek Twp.

OFFERED IN 3 TRACTS

**119.272 ± ACRES**

**Auction Terms & Conditions:**  
PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts and as a total 119.272± acre unit. There will be open bidding on all tracts 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.  
ACCEPTANCE OF BID PRICES: Successful bidder(s) will be required to enter into 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 shall provide a preliminary opinion or certificate 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 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: Appropriate deed will be delivered at closing. CLOSING: Closing shall take place 30 days after auction date, or as soon thereafter as applicable closing conditions are completed.  
POSSESSION: Possession of the property shall be given on day of closing subject to tenant's rights for the remainder of the 2013 crop year.  
REAL ESTATE TAXES: Buyer shall assume real estate taxes beginning with the 2014 calendar year taxes due and payable 2015. If usage is changed, the Buyer is responsible for CAUV Reassessment.  
ACREAGE: All boundaries are approximate and have being sold on an "AS IS, WHERE IS" basis, and no warranty or representation is made by the Seller.  
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.  
FSA INFORMATION: Contact Auction Company for farm number and farm bases.  
EASEMENTS: Sale of the property is subject to any and all easements of record.  
MINERAL RIGHTS: The sale shall include all 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 an "AS IS, WHERE IS" basis, and no warranty or representation is made by the Seller.  
SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

# 119.272± ACRES

## OHIO LAND AUCTION

Thursday, December 19 • 6 PM



TRACT 1



TRACT 1



TRACT 2



TRACT 2



TRACT 3



TRACT 3



TRACT 3

### AUCTION LOCATION:

Marshall Township Community Center, 11096 OH-124, Hillsboro, Ohio 45133. From the Marathon Station at the intersection of OH-506 & OH-124 in Marshall, OH, turn on OH-124 East and travel a short distance to the Community Center on the west side of road.



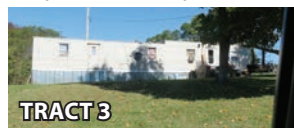
### PROPERTY LOCATION:

Skeen Road and OH-506, Hillsboro, OH (near Carmel, OH.) From Hillsboro, travel on OH-124 E. for 7.5 miles. Continue straight onto OH-506 E. for 3.5 miles to the property on north side of road. From Rainsboro, travel on OH-753 S./US-50 W. for 1 mile. Turn south and continue on OH-753 S. for 4 miles to OH-506 W. Turn west and travel .5 mile to property on north side of road.

**TRACT 1: 30.4± acres** with 25± acres tillable. The primary soil is Rassmoyne silt loam. There is easy access with frontage on OH-506 and Skeen Road. Consider the income potential here!

**TRACT 2: 51.8± acres** of mostly tillable, productive farm land. The predominant soil types are Markland silt loam, McGary silt loam, and Hickory silt loam. There are 1485' of frontage on Skeen Road. Combine Tracts 1 & 2 for over 76± acres tillable.

**TRACT 3: 37± acres** with 7± acres of crop land. This tract offers endless possibilities with gorgeous rolling wooded land ideal for the outdoor enthusiast. Tract 3 boasts a private setting with three ponds, wildlife in abundance, and open land for food plots and crops. Investigate the potential for a possible rural estate building site



TRACT 3



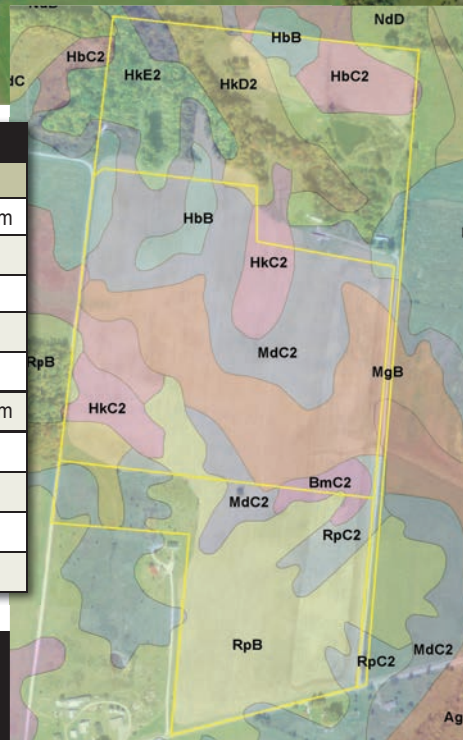
TRACT 3

with spectacular views. There is a 50 ft. owned access stone drive from OH-506 and access from Skeen Road. This tract includes a mobile home with septic and a spring fed water source.

**INSPECTION:**  
Saturday, December 7  
2-4 PM  
Meet a Schrader  
Representative on Tract  
3 at the drive way off  
Skeen Rd.



| SOIL TYPES |                     |
|------------|---------------------|
| Symbol     | Soil Name           |
| RpB        | Rossmoyne silt loam |
| MdC2       | Markland silt loam  |
| MgB        | McGary silt loam    |
| HkD2       | Hickory silt loam   |
| NdD        | Negley loam         |
| RpC2       | Rossmoyne silt loam |
| HkC2       | Hickory silt loam   |
| HbC2       | Haubstadt silt loam |
| HbB        | Haubstadt silt loam |
| HkE2       | Hickory silt loam   |



**OWNER: CAROLYN GAREN**

**AUCTION MANAGERS:** Nick Cummings, CAI - 740-572-0756  
and Dale Evans - 260-894-0458



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