

Auction Terms & Procedures

PROCEDURES: The property will be offered in 3 individual tracts, any combination of tracts, or as a total 65± acre unit. There will be open bidding on all tracts by the Auctioneer. Bids on tracts, tract combinations and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

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 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 and Seller will share survey expense 50:50. Combina-tion purchases will receive a perimeter survey only. Closing prices will be adjusted to reflect any difference between advertised and surveyed acreages.

DEED: Seller shall provide a Corporate Deed at closing. Buyer(s) to receive all 2014 crop rights.

CLOSING: The balance of the real estate purchase price is due at closing, which will take place within 15 days of presentation of title policy projected to be 30 days of presentation of title policy projected to be 30 days of presentation of title policy projected to be 30 days.

POSSESSION: Possession will be delivered at closing. Buyer(s) to receive all 2014 crop rights.

REAL ESTATE TAXES: Buyer to assume the tax payment due and payable in February of 2015. All CAVU Buyer(s) to receive all 2014 crop rights.

AGREEMENT: All bidders are approximate and have been estimated based on current legal descriptions. Buyer(s) to receive all 2014 crop rights.

ACREAGE: All bidders are approximate and have been estimated based on current legal descriptions. Buyer(s) to receive all 2014 crop rights.

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) will share survey expense 50:50. Combina-tion purchases will be adjusted to reflect any difference between advertised and surveyed acreages.

FSA INFORMATION: Contact Agent for farm number and farm base.

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: Schradar Real Estate and Auction Company, Inc. and its representatives are exclusive agents of the seller. 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. 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 its accuracy, errors or omissions is assumed by the Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction of the Auctioneer. The Sellers and Selling Agents reserve the right to preclude any person or persons from bidding if there is any question as to the credentials, fitness, etc. All decision of the Auctioneer is final.

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. 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 its accuracy, errors or omissions is assumed by the Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction of the Auctioneer. The Sellers and Selling Agents reserve the right to preclude any person or persons from bidding if there is any question as to the credentials, fitness, etc. All decision of the Auctioneer is final.

SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. ANY ANNOUNCEMENTS MADE THE DAY OF THE AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.

65± Acres Location, Location, Location! GREAT SOILS WITH TRANSITIONAL POTENTIAL!

OXFORD, Ohio

APRIL 2014						
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			

300 N. Morton Avenue
Centerville, IN 47330
Auction Manager:
Andy Walther
765-969-0401
1-877-747-0212

andy@schraderauction.com

Follow us on:   

877-747-0212
SchradarAuction.com

SCHRADER Real Estate and Auction Company, Inc.
950 North Liberty Dr., Columbia City, IN 46725
260-244-7606 • 800-451-2709
Auctioneer / Broker:
Rex D. Schradar
#63198513759, #000314452



Quality Land Auction

THURSDAY, APRIL 3 • 6:00 PM

- 63± Acres of Cropland
- Predominantly Ragsdale & Xenia Soils
- Frontage on 2 Roads
- Top Farming Area - Investment Grade Soils
- Adjacent to the Northwest Corner of Oxford City Limits
- 2014 Crop Rights Available
- Outstanding Location - Commercial Potential

OXFORD, Ohio

65± Acres

In 3 Tracts
from 5-50 Acres

SCHRADER Real Estate and Auction Company, Inc.

65± Acres

Quality Land Auction

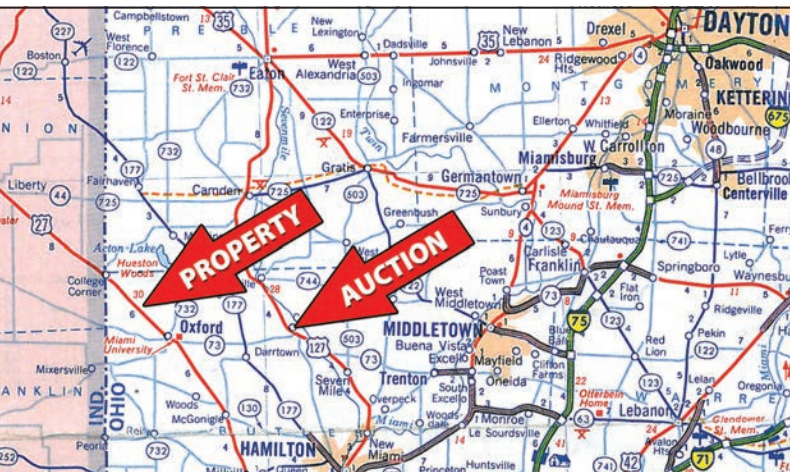
THURSDAY, APRIL 3 • 6:00 PM

PROPERTY LOCATION:

From Oxford travel north on US 27 to Todd Road. Right on Todd Road to tracts 2 and 3. The farm also has frontage on US 27 just north of Koening Equipment. 3 miles east of the Indiana/Ohio line.

AUCTION LOCATION:

MILFORD TOWNSHIP COMMUNITY CENTER at 5113 Huston Road, Collinsville, OH 45004. This is the old Collinsville School and sits northeast of the intersection of OH SR 73 and US 127.



Inspection Times:
Buyers are able to view property at their convenience. Agent will be on farm:
 Tues., March 11, 10-11 AM
 Tues., March 18, 10-11 AM
Meet a Representative at Tract 1.

TRACT DESCRIPTIONS: *All Acreages are Approximate.*

TRACT 1: 50± acres nearly all cropland. Good entrance with 525±' of frontage on US 27. Productive Ragsdale, Fincastle, Dana and Xenia soils. Nice addition to any operation. Quality location and quality soils!

TRACT 2: 10± acres nearly all cropland. 725±' of frontage on Todd Rd. Potential building or commercial development. Lots of possibilities here.

TRACT 3: 5± acres of cropland. 490±' of frontage on Todd Rd. Potential building site. Buy separately or combine with Tracts 1 and 2.

Combine Tracts 1, 2 & 3 for a nice productive farm. Outstanding weighted corn index of 165!

OWNER: PROESCHEL FARMS LLC

AUCTION MANAGER: Andy Walther 765-969-0401
 For Information Call 1-877-747-0212 • andy@schraderauction.com

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

SOIL TYPES	
Symbol	Soil Name
XeA	Xenia silt loam
Ra	Ragsdale silty clay loam
RvB	Russell-Miamian silt loams
FcA	Fincastle silt loam
DaA	Dana silt loam
XeB2	Xenia silt loam

