



136± acres

TUESDAY, MAY 6TH • 6 PM

Ohio Land Auction

ATTENTION: Farmers, Homeowners, Developers, & Recreational Buyers:

Ohio Land Auction

Farmersville, OH
MONTGOMERY CO.
JACKSON TWP.

TUESDAY, MAY 6TH • 6 PM

136± acres

IN 4 TRACTS FROM 7 TO 72 ACRES

- ATTENTION FARMERS, HUNTERS, HOMEOWNERS
- TILLABLE, WOODED, BUILDABLE LAND
- Parts Within & Adjacent to Farmersville Village Limits
- Potential Residential Development Land
- 80 Tillable Acres
- 2014 Crop Rights to the Buyer

FARMERSVILLE, OH
Montgomery County
Jackson Township

877-747-0212
SchraderAuction.com

Follow us on: YouTube, Facebook, Twitter

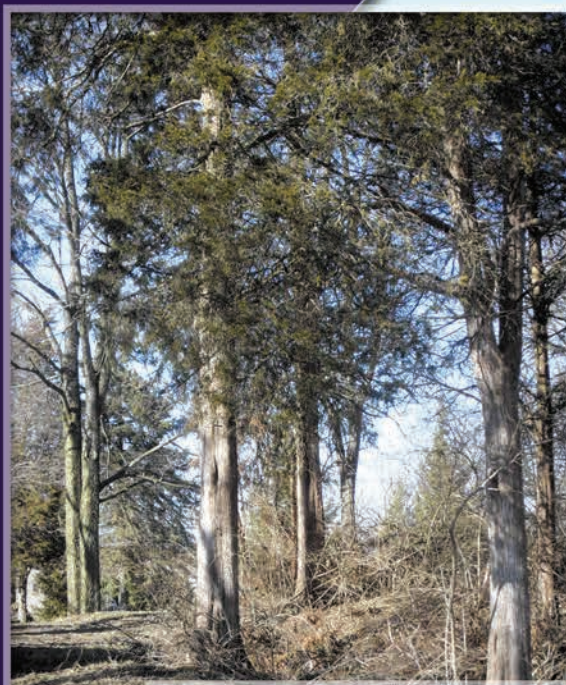
MAY 2014						
SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4	5
			7	8	9	10
			14	15	16	17
			21	22	23	24
			28	29	30	31



300 N. Morton Avenue
Centerville, IN 47330
Auction Manager: Andy Walthers
765-969-0401 • 1-877-747-0212
andy@schraderauction.com

Auctioneer / Broker: Rex D. Schrader
#63198513759, #000314452

950 North Liberty Drive
Columbia City, IN 46725
260-244-7606 • 800-451-2709



ATTENTION FARMERS, HOMEOWNERS, DEVELOPERS, AND RECREATIONAL BUYERS:

The Guntle Farm represents a great opportunity for diverse buyers. Come examine all the possibilities!

136± acres

- ATTENTION FARMER, HUNTER, HOMEOWNER
- TILLABLE, WOODED, BUILDABLE LAND
- Parts Within & Adjacent to Farmersville Village Limits
- Potential Residential Development Land
- 80 Tillable Acres
- 2014 Crop Rights to the Buyer

Ohio Land Auction

Farmersville, OH

MONTGOMERY COUNTY, JACKSON TWP.

TUESDAY, MAY 6TH • 6 PM

136[±] acres

ATTENTION:

Farmers, Homeowners, Developers, Recreational Buyers:
The Guntle Farm represents a great opportunity for diverse buyers. Come examine all the possibilities!

Property Location:

From the center of Farmersville at the intersection of Elm Street and Farmersville Germantown Pike (Center St.), travel southeast ¼ mile to see frontage of Tracts 3 and 4. Continue ½ mile to Farmersville West Carrollton Rd. and turn left ½ mile to Tract 1 on the south side of the road. For Tract 2 frontage, from the center of town travel 1 block north on Elm St. to Hemple Road, then right (east) to Tract 2.

Auction Location:

FARMERSVILLE FIRE STATION
at 207 N. Elm St., Farmersville, OH 45325

OWNER: Douglas P. Guntle Estate
James G. Kordik, Administrator
Montgomery County Probate
Cause # 2013EST002295

Tract Descriptions:

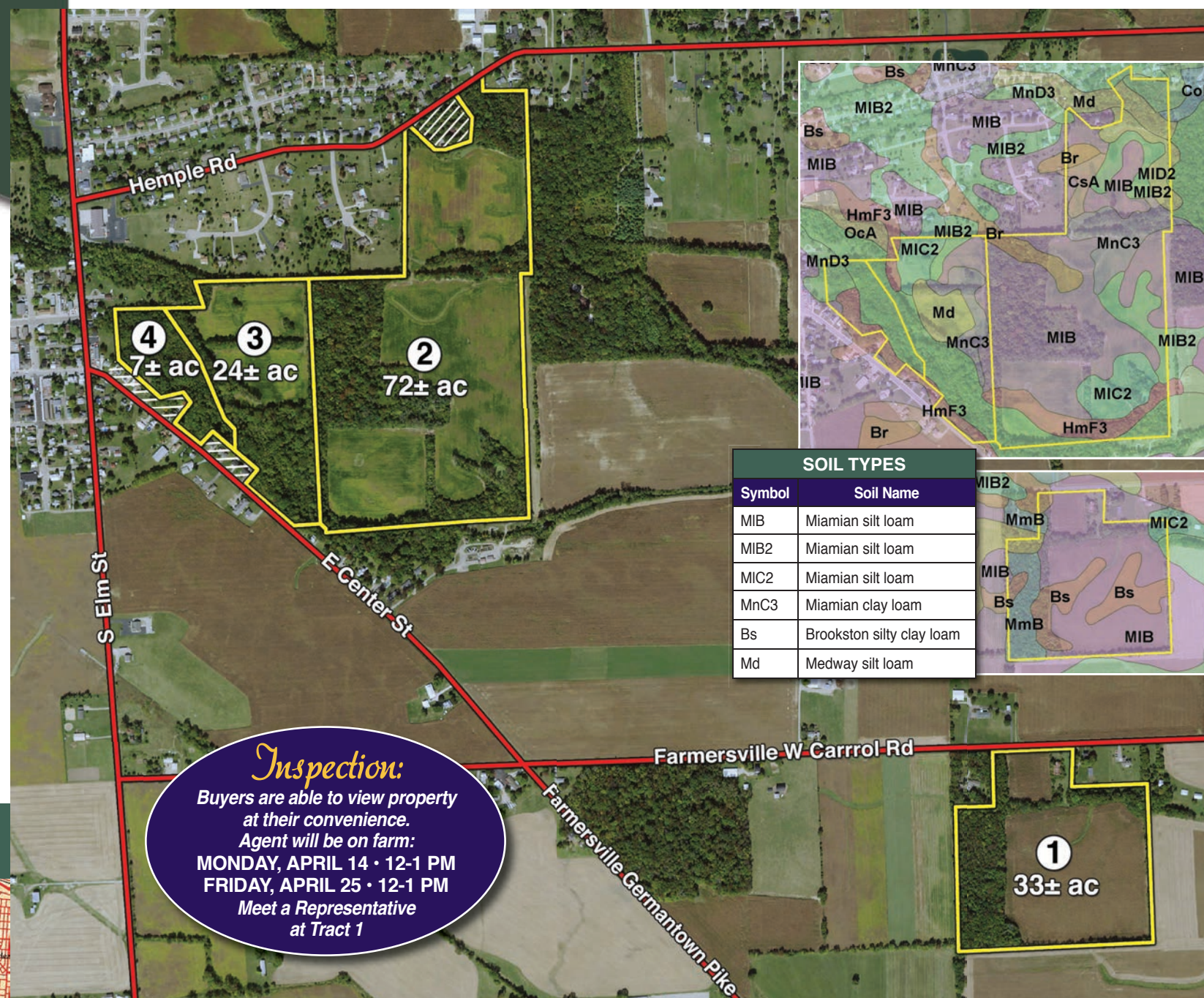
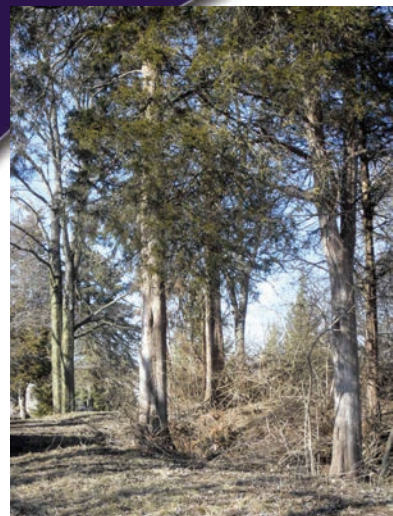
TRACT 1: 33± acres with 22± acres of cropland and 10± acres of woods. Metal pole barn with concrete floor. Good entrance with 1025' of frontage on **Farmersville West Carrollton Rd.** Productive Miami soils. Nice addition to any operation.

TRACT 2: 72± acres with a nice mix of woods and income producing cropland. 291± of total frontage on **Hemple Rd.** consisting of 56± and 235± strips. Great location adjacent to sold out subdivision. 47 ± Tillable acres with predominately Miami soils. Lots of possibilities here. There is an easement over this portion of the farm benefitting Farmersville Water and Sewer.

TRACT 3: 24± acres with 11± tillable acres with the balance in woods. 345± of frontage on Farmersville Germantown Rd. (**Center St.**) Combine this with Tract 2 for 95+- Acres.

TRACT 4: 7± acres located in the Village Limits of Farmersville. This tract is all wooded with 219±' of frontage on Farmersville Germantown Rd. (**Center St.**)

NOTE: Please conduct your own due diligence on the process/ challenges in accessing Tracts 3 and 4. While each have adequate frontage, the topography may require substantial improvement for driveways, entrances, etc.

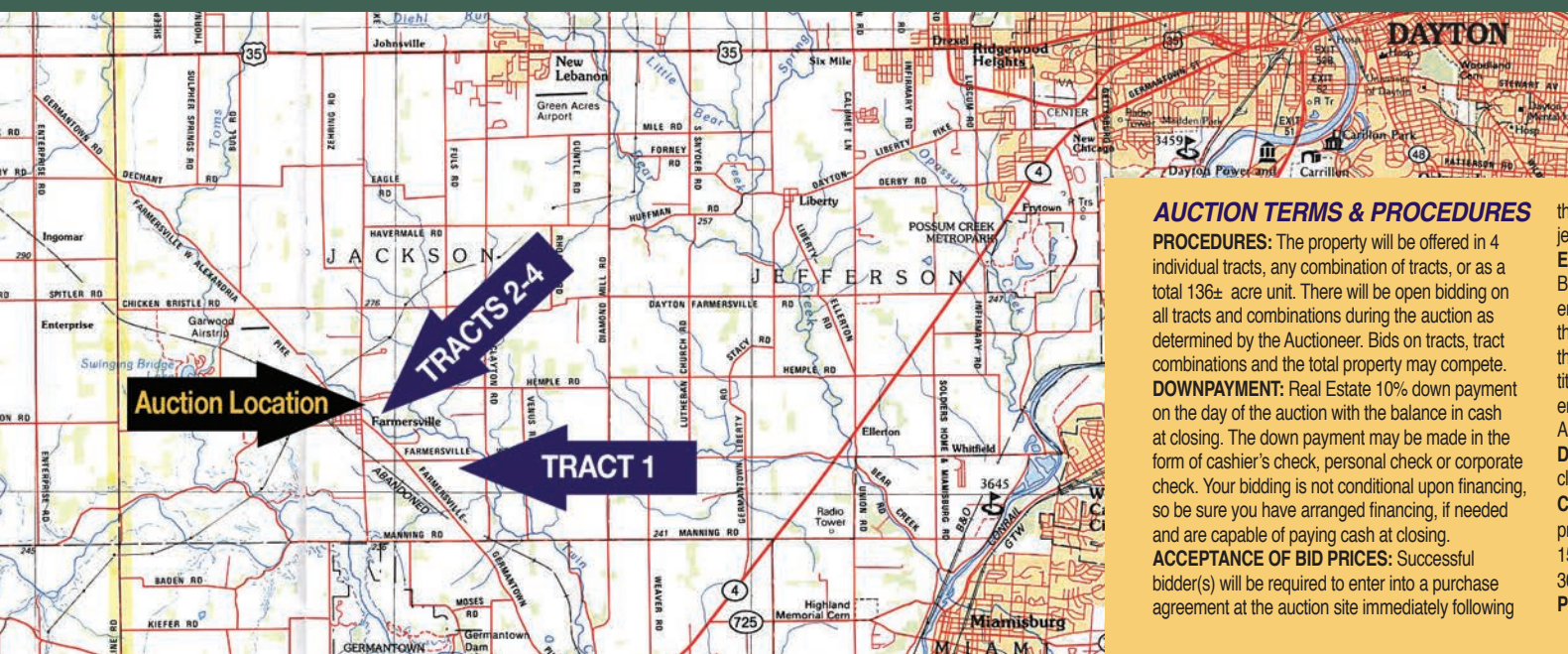


SOIL TYPES	
Symbol	Soil Name
MIB	Miamian silt loam
MIB2	Miamian silt loam
MIC2	Miamian silt loam
MnC3	Miamian clay loam
Bs	Brookston silty clay loam
Md	Medway silt loam

Inspection:
Buyers are able to view property at their convenience.
Agent will be on farm:
MONDAY, APRIL 14 • 12-1 PM
FRIDAY, APRIL 25 • 12-1 PM
Meet a Representative at Tract 1

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**



AUCTION TERMS & PROCEDURES

PROCEDURES: The property will be offered in 4 individual tracts, any combination of tracts, or as a total 136± 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.
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 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 Fiduciary Deed at closing.
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.
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 CAUV Recoupment will be at the expense of the Buyer. Seller will pay all taxes due in 2014.
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. Buyer(s) and Seller will share survey expense 50:50. Combination purchases will receive a perimeter survey only. Closing prices will be adjusted to reflect any differences between advertised and surveyed acreages.
EASEMENTS: Sale of the property is subject to any

and all easements of record. Please see Attorney's Opinion of Title.
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, 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 inspec-

tions, 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 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 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