

**AUCTION TERMS & PROCEDURES**

**PROCEDURES:** The property will be offered in 2 individual tracts, any combination of tracts, or as a total 175+/- acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer.

**DOWN PAYMENT:** 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 cash, 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 will provide a Preliminary Title Opinion for the review of the prospective buyer(s). If Buyer(s) elect to have title insurance, the entire cost of the owner's title insurance will be the responsibility of the Buyer(s). Seller agrees to provide merchantable title to the property subject to matters of record. All tracts sold "As-Is"

**DEED:** Seller(s) shall provide a Warranty Deed.

**CLOSING:** The balance of the real estate purchase price is due at closing, which will take place on or before **February 17th, 2016**.

**POSSESSION:** Possession on all tracts will be delivered at closing. **Buyer to receive 2016 CROP RIGHTS!**

**REAL ESTATE TAXES / ASSESSMENTS:** Taxes will be pro-rated to the day of closing.

**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. If a survey is needed, Buyer(s) and Seller will share survey expense 50:50. If the property sells in its entirety, no new survey will be completed.

**EASEMENTS & LEASES:** 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:** 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 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 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**



950 N. Liberty Dr.,  
Columbia City, IN 46725  
260-244-7606 • 800-451-2709

Auction Manager:  
Andy Walther 765-969-0401  
andy@schraderauction.com  
#AC63001504 #AU19400167



JANUARY 2016							
SUN	MON	TUE	WED	THU	FRI	SAT	
	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							

**800-451-2709**  
**SchraderAuction.com**

PRIME LAND  
**AUCTION**

**175+/- acres**  
OFFERED IN 2 TRACTS  
Thursday, Jan. 14th • 1 PM  
BROOKVILLE, OH  
Montgomery County • Clay Twp.

Follow us on:  
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**AUCTION**

Thursday, Jan. 14th • 1 PM

at the Christena Leiber Center, Golden Gate Park, Brookville, OH

**149.76± FSA Crop Acres**

**TOP SOILS - 2016 Crop Rights to BUYER**

**7± Acre LAKE for great RECREATION**

**GREAT LOCATION • Good ROAD FRONTAGE**

**FARMSTEAD with 2 houses and buildings**

**BROOKVILLE, OH**  
Montgomery County • Clay Twp.

**175± acres**  
OFFERED IN 2 TRACTS,  
RANGING FROM 74- 101 ACRES

*Quality Soils • Quality Location*  
*Come examine the possibilities!*

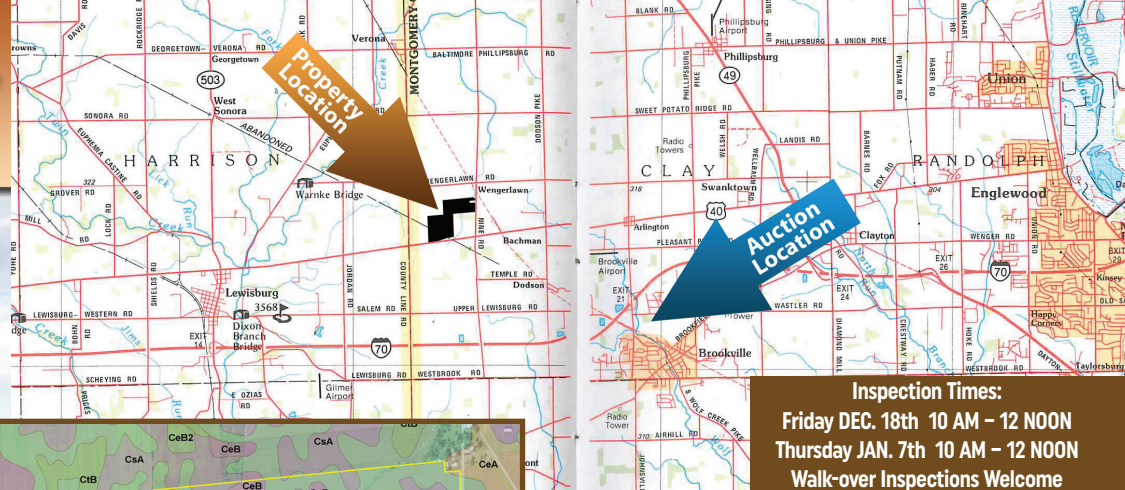


# AUCTION

Thursday, Jan. 14th • 1 PM

# 175<sup>±</sup> acres

OFFERED IN 2 TRACTS,  
TRACTS RANGING FROM 74-101 ACRES



**Inspection Times:**  
Friday DEC. 18th 10 AM - 12 NOON  
Thursday JAN. 7th 10 AM - 12 NOON  
Walk-over Inspections Welcome



- 149.76<sup>±</sup> fsa crop acres • Top soils - 2016 Crop rights to buyer
- 7<sup>±</sup> acre lake for great rec. use • Great location with road frontage
- Farmstead with 2 houses and buildings

**PROPERTY LOCATION:** Section 19 of Clay Township, Montgomery County. From I-70 at exit 21 take Arlington Rd. north 1 mile to National Rd West (US 40), then left 2 miles to the farm located at 11617 National Rd West, Brookville, OH. Frontage for tract 2 is located just northwest off of Number Nine Rd.

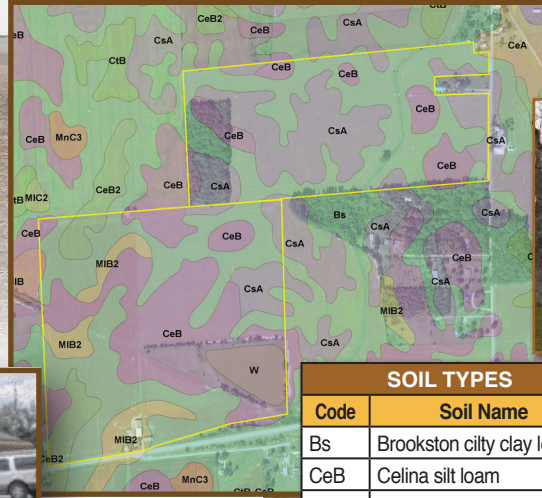
**AUCTION SITE:** Brookville, OH. Christina Leiber Center, Golden Gate Park, 545 East Upper Lewisburg Salem Rd. From I-70 at Brookville (Arlington Rd.) south to the first stop light then east on East Upper Lewisburg-Salem Rd. then right into Golden Gate Park and auction is on the right.

**TRACT DESCRIPTIONS:** (All Acreages are Approximates)

**TRACT 1: 101<sup>±</sup> Acres** with 2 homes, machinery shed, bank barn, and additional support buildings. 84<sup>±</sup> Acres of tillable land featuring Brookston, Crosby & Celina soils. 2070<sup>±</sup> feet of frontage on National Rd. West (US 40). Homes are vinyl sided and feature fuel oil heat and central air. Located in the Tri-County North School district. Also features a 7<sup>±</sup> acre lake. The lake is well maintained and stocked with multiple species of fish.

**TRACT 2: 74.5<sup>±</sup> Acres** with 63<sup>±</sup> acres of quality tillable land. Featuring woods along the west end of this tract with mature hardwood trees. Lots of newer tile and an open ditch running through this tract for superb drainage opportunities. 1009<sup>±</sup> feet of total frontage on Number Nine Rd.

**OWNER: STEBBINS LAND CO. LTD**  
FOR INFORMATION CALL:  
AUCTION MANAGER:  
Andy Walther • 765-969-0401  
Email: andy@schraderauction.com



SOIL TYPES	
Code	Soil Name
Bs	Brookston city clay loam
CeB	Celina silt loam
CsA	Crosby silt loam
MIB2	Miamian silt loam
CeB2	Celina silt loam
MIB	Miamian silt loam
W	Water

