

DEKALB COUNTY, INDIANA  
WILLIAMS & FULTON COUNTY, OHIO

# AUCTION LAND

- 4 Properties/11 Tracts
- Tillable and Pastureland
- Woods for Hunting/  
Recreation w/creek
- 4± Acres zoned  
Light Industrial



ONLINE BIDDING AVAILABLE

# 153.5± acres

## Tuesday, March 12 • 6:00 PM

*Auction held at Knights of Columbus, Bryan, Ohio*

800-451-2709 • [SchraderAuction.com](http://SchraderAuction.com)

*3% Buyer's Premium*



# AUCTION LAND

DEKALB CO, IN  
WILLIAMS & FULTON CO, OH

## 153.5± Acres

4 Properties / 11 Tracts

Tuesday, March 12 • 6:00 PM

**PROPERTY #1 • DeKalb County, IN, Spencer Township. 20± Acres located: 3 miles east of Saint Joe, Indiana on CR 60 to CR 71 then south ½ mile, 7115 CR 62.**

**TRACT 1: 10± ACRES** with single story, 3 bedroom home & 20x60 older wood barn, this tract has a mix of timber & pasture land with frontage on CR 62.

**TRACT 2: 10± ACRES** all wooded; will make excellent recreational property or building site. This tract is rolling with a good location for a walkout basement, with frontage on CR 62 & CR 71.

**PROPERTY #2 • Williams County Ohio, Center Township. 49.5± Acres located: north of Bryan, Ohio on SR 34 across RR tracks to SR 34, then west 1 mile.**

**TRACT 3: 24± ACRES** mostly wooded with good timber & hunting/recreational use with a creek winding through the property with frontage on State Road 34.

**TRACT 4: 25.5± ACRES** all tillable with frontage on State Road 34.

**PROPERTY #3 • Fulton County Ohio, German Township. 80± Acres located: 3½ miles north of Archbold, Ohio on Highway 66 to Hwy 20A then west ½ mile to CR G. Continue on CR G 1 mile to property. Property is enrolled in the Wetlands Reserve Program a Conservation Easement, sells subject to split approvals.**

**TRACT 5: 20± ACRES** wooded hunting/recreational land with timber & Bates creek running through it with frontage on Rd G.

**TRACT 6: 26± ACRES** wooded hunting/recreational land with timber & Tiffin River with frontage on Rd G.

**TRACT 7: 13± ACRES** wooded hunting/recreational land with timber & Bates creek & Tiffin River running around as a property perimeter with frontage on Rd G.

**TRACT 8: 21± ACRES** wooded hunting/recreational land with timber & Tiffin River running around as a property perimeter with frontage on Rd G.

**PROPERTY #4 • Williams County Ohio, Jefferson Township; zoned Light Industrial. 4.07± acres located: on the east edge of Montpelier, Ohio to Airport Road, go south ¾ mile to property. 610 Airport Rd, Montpelier OH, 43543.**

**TRACT 9: 0.58± ACRE** (176' x 143' corner lot) with frontage on Magda Dr & Airport Rd (CR 13) with city utilities. Parking area & former airport tower has been used for various businesses.

**TRACT 10: 2.75± ACRES** (202.23' x 504.64' lot) with frontage on Magda Dr with city utilities.

**TRACT 11: 0.76± ACRE** (145' x 230.15' lot) with frontage on Airport Rd (CR 13).

### AUCTION TERMS & CONDITIONS:

**PROCEDURE:** The property will be offered in 11 individual tracts, any combination of tracts and as a total 154± 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.

**BUYER'S PREMIUM:** The purchase price will be the bid amount plus a 3% buyer's premium.

**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:** 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:** Seller shall provide an owner's title insurance policy in the amount of the purchase price.

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

**CLOSING:** The targeted closing date will be approximately 30 days after the auction. The balance of the purchase price is due at closing.

**POSSESSION:** Possession is at closing.

**REAL ESTATE TAXES:** Real estate taxes will be the responsibility of the Buyer(s) beginning with the 2019 taxes due in 2020 and thereafter.

**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

**ACREAGE:** All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

**SURVEY:** The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

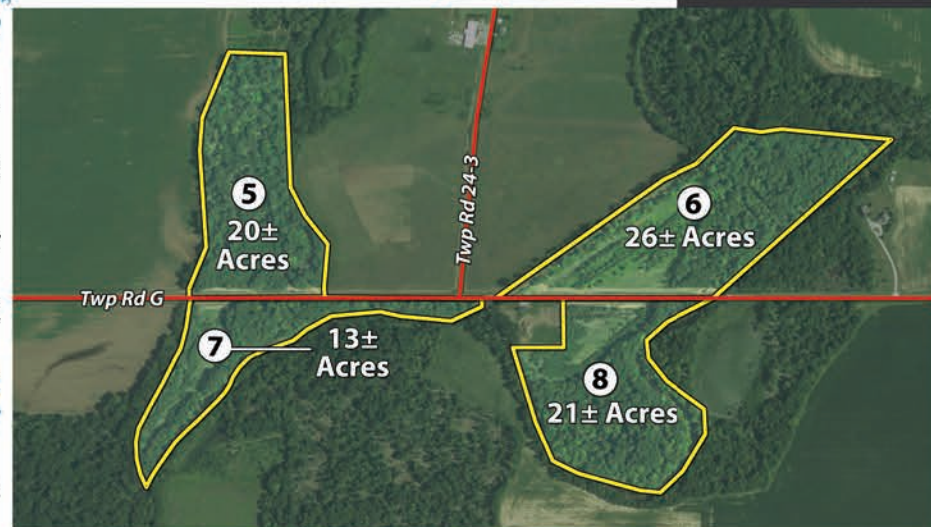
**AGENCY:** Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller.

**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.

**AUCTION LOCATION:** Knights of Columbus, 1216 Buffalo Rd, Bryan OH 43506

### INSPECTION DATES:

**Property 1:** Friday, February 22 • 4-6 pm  
**Property 2:** Friday, February 22 • 1-3 pm  
**Property 3:** Wednesday, February 20 • 2-4 pm  
**Property 4:** Wednesday, February 20 • 4:40-6 pm



800-451-2709

SchraderAuction.com

The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. 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 Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

**ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

**OWNERS:**  
Triple S Produce  
and Livestock,  
Noah Schmucker

**AUCTION  
MANAGER:**  
RD Schrader  
800-451-2709

### ONLINE BIDDING AVAILABLE

You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Co. - 800-451-2709.

