

AUCTION TERMS AND CONDITIONS:

PROCEDURE: The property will be offered in 4 tracts and any combination. There will be open bidding on all tracts and the combinations of tracts during the auction as determined by the Auctioneer.

DOWN PAYMENT: 10% down payment on the day of 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. Buyer shall receive immediate possession with an additional 10% down on day of sale.

ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into purchase agreements at the auctions site immediately following the close of the auction. Sale is subject to the Sellers' approval.

DEED: Seller shall provide a Warranty Deed and an Attorney's Certificate of Title.

CLOSING: The balance of the purchase price is due at closing, which will take place approximately 30 days after auction day. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession shall be on the day of closing, immediately following the closing.

REAL ESTATE TAXES: The Seller shall pay all 2019 Real Estate Taxes due in 2020. The buyer shall pay all due thereafter.

ACREAGE: All tract acreage, 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 the tract divisions in this auction create new boundaries. Solely the Seller shall determine any need for a new survey. 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. .

AGENCY: Schrader Real Estate & Auction Co. 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. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conduct of his or her own independent

inspections, investigations, inquiries, and due diligence concerning the property. The information contained in the brochure is subject to verifications by all parties relying on it. The Seller or the Auction Company assumes no liability for its accuracy, errors, or omissions. Conduct of the auction and increments of bidding are at the 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.

It is illegal, pursuant to the Ohio Fair Housing Law, Division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing Law 42 U.S.C.A. 3601, to refuse to sell, transfer, assign, rent, lease, sublease, or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, because of race, color, religion, sex, familial status, as defined in Section 4112.01 of the Revised Code, ancestry, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

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Van Wert County, Ohio Land Auction

Thursday, October 31 • 6pm

**22.7[±] Wooded Acres
in 4 Tracts**

Offered as Individual Tracts, Combinations of Tracts, and All Tracts as a Whole

OCTOBER						
Sun	Mon	Tue	Wed	Thur	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		

Sale Manager: Jerry Ehle

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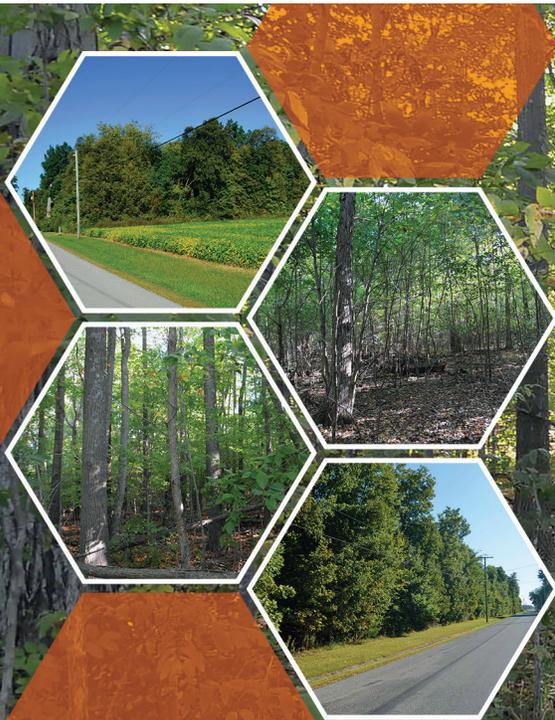
Possible Wooded Building Sites!



ONLINE BIDDING AVAILABLE

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Inspection Dates: Meet a Schrader Rep at Tract 1 on Sun., October 6 • 1-3pm & Wed., October 16 • 4-6pm



Auction Location: Van Wert Fairgrounds • 1055 S Washington St., Van Wert, OH 45891

Property Location: The property is at the northeast corner of Zook Rd. and Dull Robinson Rd. in Pleasant Township.

Directions: Take US 224 West out of Van Wert to Dull Robinson Rd., turn south and go 1 mile to the property.

Bid on any single tract or any combination of tracts to suit your needs!

This is a rare opportunity to bid at public auction on wooded property with possibilities for building sites, hunting, and recreation! If purchased separately, the final price will be determined by final survey.

Tracts 1-4 are 5.5± acres each. All are wooded with approximately 330± feet of road frontage. Tract 1 will have frontage along both Zook and Dull Robinson Roads. There is an open ditch along the north edge of Tract 1. The open ditch also touches a small part of the back of Tract 2. The soils are predominantly Blount Silt Loam across the entire property with a small amount of Pewamo Silty Clay Loam.

There are no public utilities currently at this property except for cable.

Seller: Dan and Luanne Buchan

Auction Manager: Jerry Ehle



Schrader Real Estate and Auction Company, Inc.



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You may bid online during the auction at 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.