ERMS AND CONDITIONOD ONA SMR3T

offered in individual tracts, combinations of tracts, tracts and combinations during the auction as determined by the Auctioneer. The auction will be 4 individual tracts, any combination of tracts (subject to "swing" tract limitations) and as a total $15\pm$ acre unit There will be open bidding on all PROCEDURE: The property will be offered in

of auction for individual tracts or combinations POSSESSION: Possession is at closing. Veb 941 no themyeq nwob %01 :TNEMYA9 NWOD noitous after the auction. price is due at closing, which will take place 30 CLOSING: The balance of the real estate purchase DEED: Seller shall provide Trustee Deed(s). preliminary opinion of certificate of title.

all due théréatter.

EVIDENCE OF TITLE: Seller shall provide a Sellers acceptance or rejection.

Real Estate Taxes due in 2020. The buyer shall pay

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the property. No party shall be deemed an invitee

the auction. All final bid prices are subject to the Agreements immediately following the close of bidders will be required to enter into Purchase

bne smret of to to to subject to the terms and Bidders safety during any physical inspection of bne shuhoord sint ni banistnoo noitemrotni IIA Seller disclaims any and all responsibility for will be staffed with auction personnel. Further, DISCLAIMER AND ABSENCE OF WARRANTIES: agents of the Seller. property. Inspection date has been scheduled and inquiries and due diligence concerning the Company, Inc. and its representatives are exclusive AGENCY: Schrader Real Estate own independent inspections, investigations, responsible for conducting, at their own risk, their PROPERTY INSPECTION: Each potential Bidder is

will receive a perimeter survey only. providing title insurance. Combination purchases shall be at the Sellers option and sufficient for cost of the survey. The type of survey performed edi 10 (02:02) flad vad daa lieds rebbid luitsessus shall be determined solely by the Seller. Seller and divisions in this auction. Any need for a new survey where new boundaries are created by the tract where there is no existing legal description or SURVEY: The Seller shall provide a new survey

& Auction

conditions outlined in the Purchase Agreement.

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

of the property by virtue of the offering of the

MADE. **СТИЗМЭТАТ2 ЈАЯО ЯЗНТО YNA ЯО ЈАІЯЗТАМ** THE SALE TAKE PRECEDENCE OVER PRINTED ΤΟ ΥΑΟ ΞΗΤ ΞΟΑΜ ΣΤΝΞΜΞΟΝΟΟΝΝΑ ΥΝΑ

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In decisions of the Auctioneer are final question as to the persons credentials, fitness, etc. preclude any person from bidding if there is any The Seller and Selling Agents reserve the right to the direction and discretion of the Auctioneer. of the auction and increments of bidding are at by the Seller or the Auction Company. Conduct for its accuracy, errors, or omissions is assumed to verification by all parties relying on it. No liability information contained in this brochure is subject inspections, investigations, inquiries, due diligence concerning the property. θΥL pue tor conducting his or her own independent approximate. Each potential bidder is responsible All sketches and dimensions in the brochure are rynade by the Seller or the Auction Company. exbressed or implied, concerning the property basis, and no warranty or representation, either The property is being sold on an AS IS, WHERE IS Agreement. Contact Auction Company for details. Agreement. Contact Auction Company for details. Agreement of BID PRICES: All successful for a total of 20%) and sign a Pre-Closing Access to closing. Buyer must deliver an additional 10% voira soliable for certain crop farming activities prior Immediate access: Immediate access will be capable of paying cash at closing.

you have arranged financing, if needed, and are

CONDITIONAL UPON FINANCING, so be sure

the form of cashiers check, personal check, or corporate check. YOUR BIDDING IS NOT

of tracts. The down payment may be made in

and as a whole.

offered in 4 mocts

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SchraderAuction.com

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 Productive Tillable Land
105 ± 201
bnpJ sldblit svitouborg 2020 Crop Rights • Immediate Possession Available



🖰 Online & 💽 Phone Bid Williams County, OH real estate Al WEDNESDAY, MAY 6 • 6:00 PM



offered in 4 tracts

PROPERTY LOCATION: From the intersection of SR 107 and Monroe St (CR 10) in Montpelier, OH travel west on SR 107 approx. 1 mile to CR 10. Turn north onto CR 10 and travel approx. 2.25 mi to the property located on both sides of the road.

TRACT DESCRIPTIONS:

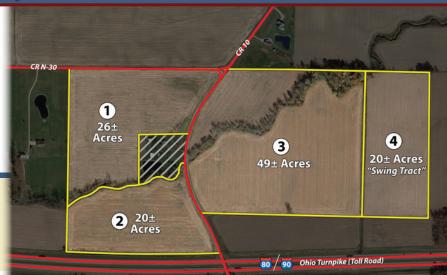
TRACT 1:26± **ACRES** mostly all tillable consisting of predominately Blount and Pewamo soils. Nettle Creek along the south boundary provides a nice drainage outlet. Frontage on both CR 10 and CR N-30.

TRACT 2: 20± ACRES with 18± acres FSA tillable acres with the Nettle Creek along the north boundary providing a drainage outlet. Frontage on CR 10.

TRACT 3: 49± ACRES with 44± acres FSA tillable consisting of primarily Pewamo and Blount Soils. Nettle creek meanderers through the tract providing a drainage outlet along with habitat for wildlife. Frontage on CR 10.

TRACT 4: 20± "SWING TRACT" with 18± acres FSA tillable consisting of Toledo and Millgrove clay loam soils. Open Ditch provides access to a drainage outlet. Tract will need to be combined with either Tracts 3 or purchased by adjoining land owner providing road access.





INSPECTION DATE: Wednesday, April 29 • 3-5pm Or Call for Private Showing Meet Schrader Representative on Tract 1

TRACT 1

ionee

Holiday City

West Jefferson

HILLSDALE CO

