

**TERMS AND CONDITIONS**

**PROCEDURE:** The property will be offered in 4 individual tracts, any combination of tracts (subject to "swing" tract limitations) and as a total 1.15± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. The auction will be offered in individual tracts, combinations of tracts, and as a whole.

**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 cashiers 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.

**IMMEDIATE ACCESS:** Immediate access will be available for certain crop farming activities prior to closing. Buyer must deliver an additional 10% (for a total of 20%) and sign a Pre-Closing Access Agreement. Contact Auction Company for details.

**ACCEPTANCE OF BID PRICES:** All successful bidders will be required to enter into Purchase 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 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 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 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.**

# SCHRADER

Real Estate and Auction Company, Inc.

CORPORATE HEADQUARTERS:

950 N. Liberty Dr.,  
Columbia City, IN 46725  
OH #631985137359, #2012000041

AUCTION MANAGER:  
RD Schrader



Follow us on: YouTube, Facebook, Twitter, Instagram, and our mobile app.

800-451-2709

SchraderAuction.com

MAY 2020						
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						

# real estate AUCTION

Online & Phone Bid

Williams County, OH

65± miles West of Toledo, OH  
55± miles NE of Fort Wayne, IN

WEDNESDAY, MAY 6 • 6:00 PM

115± acres

offered in 4 tracts

• 2020 Crop Rights • Immediate Possession Available  
• Productive Tillable Land • 105 ± Tillable Acres per FSA

# AUCTION

Online & Phone Bid

real estate

SCHRADER  
Real Estate and Auction Company, Inc.  
800-451-2709  
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Online & Phone Bid

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WEDNESDAY, MAY 6 • 6:00 PM

# 115<sup>±</sup> acres

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.

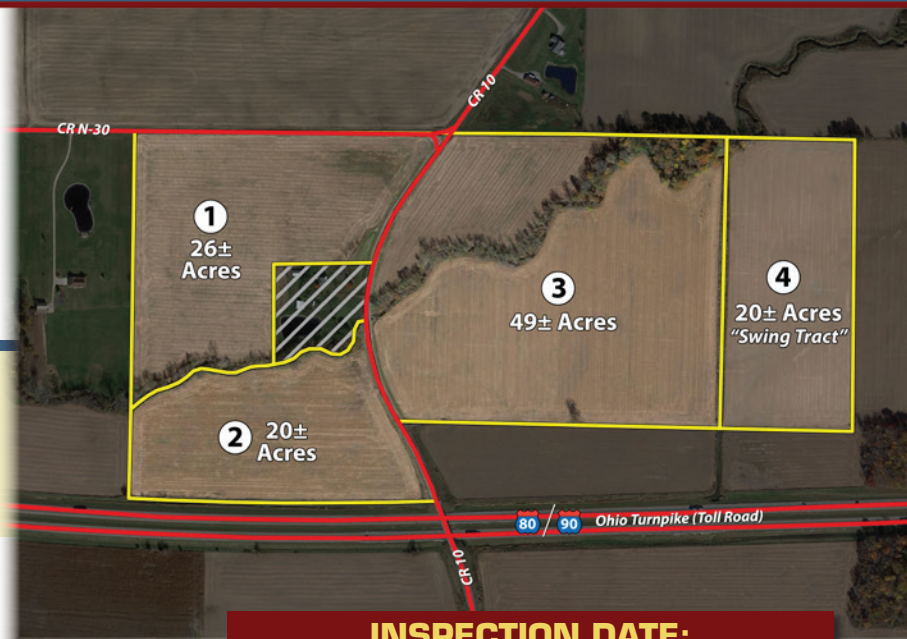
## TRACT DESCRIPTIONS:

**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 meanders 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



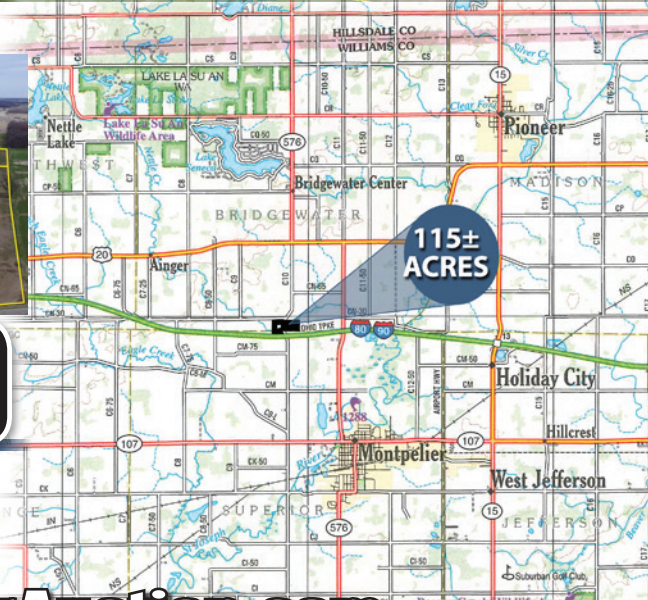
TRACT 1



TRACT 2



TRACTS 3 & 4



115±  
ACRES



## SIMULCAST ONLINE & PHONE BIDDING

You may bid via phone or 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.

**SCHRADER**  
Real Estate and Auction Company, Inc.

Owner:  
The Estate of  
Richard G. Gillhouse

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