

68.5±
Acres

Offered in 4 Tracts

CLARK COUNTY (Springfield, OH)

1 mi. Northwest of SPRINGFIELD, OH



**Tuesday,
March 12th
6 pm**

Ohio Land Auction

**Auction Site: SHRINE CLUB (Springfield),
471 Shrine Rd. Springfield, OH 45501**

- 50± FSA Rolling Cropland Acres
- Estate Homesite Potential
- (2) Homes with outbuildings and vintage bank barn
- Woods and Tree-lined fields for Hunting / Recreation / Potential Building Sites
- Good Frontage in a High Traffic Area
- Development Potential (Transitional Use)
- Rare opportunity to Buy at AUCTION
- COME BID YOUR PRICE!

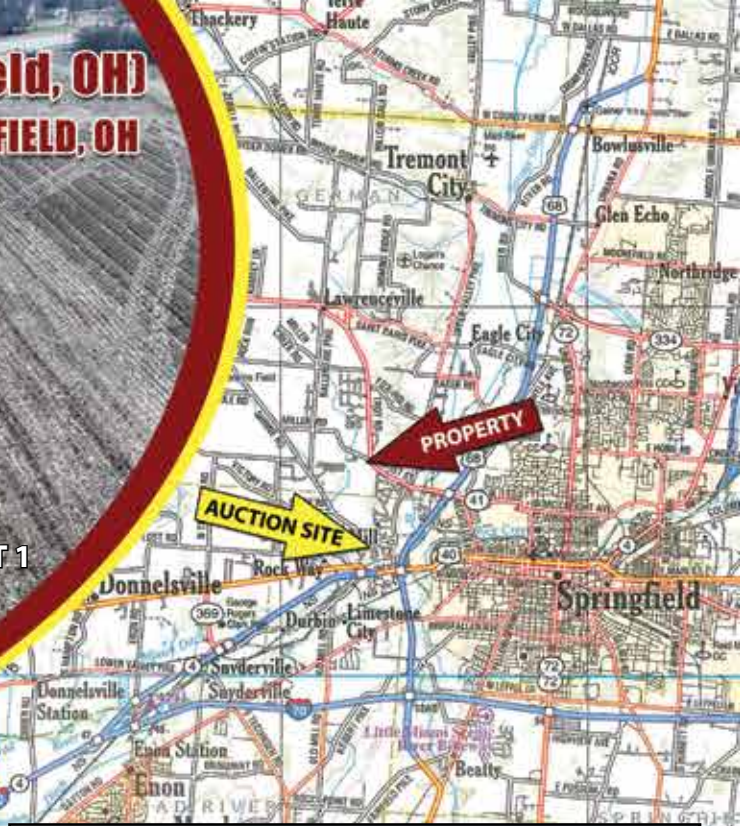


68.5± Acres
Offered in 4 Tracts

CLARK COUNTY (Springfield, OH)
1 mi. Northwest of **SPRINGFIELD, OH**

Ohio Land Auction

**Tuesday,
March 12th
6 pm**



PROPERTY LOCATION: 3007 Troy Rd. (OH SR 41), SPRINGFIELD, OH 45502 and 3090 Miller Rd., SPRINGFIELD, OH 45502. **Clark County, German Twp, OH**
DIRECTIONS: From the intersection of OH 4 and Upper Valley Rd., travel 1.5 miles to OH 41, turn left on OH 41 (Troy Rd.) and travel 1 mile to the property.
AUCTION SITE: SHRINE CLUB (Springfield), 471 Shrine Rd., Springfield, OH 45501. From the intersection of OH 4 and OH 41, take Upper Valley Rd. north ½ mile to Shrine Rd. Then left ¼ mile to the auction site.

TRACT DESCRIPTIONS:

German Township (Section 6, Clark Co., Ohio)

TRACT 1: 7.5± ACRES with 7± FSA cropland acres. Great location and perfect for a stand-alone investment or buy in combination with Tracts 2 & 3. Frontage on Troy & Miller Road. Examine the transitional value of this corner lot. There is an income producing billboard on this tract.

TRACT 2: 53± ACRES with 43± FSA cropland acres. Secluded meadows and small cropland fields create a unique setting. This could be an incredible estate home building site. 150' of owned frontage along Troy Rd. Consider combining with Tract 1 and/or 3 to create the property that suits you best.

TRACT 3: 4± ACRES with a picturesque farmstead. This secluded setting features a 1,480 sf 2-story home and turn-of-the-century bank barn. The tract has 150' of owned frontage on Miller Road. *An ingress and egress easement will give access to the house off of Troy Road if Tract 3 is sold separately from Tract 2.*

TRACT 4: 3.9± ACRES with a 1,700 sq ft home and outbuildings offering endless potential. Conveniently situated along Miller Rd with approximately 475' of frontage along Troy Rd, explore all the possibilities this property has to offer.



TRACTS 1, 3 & 4

INSPECTION TIMES:
TUESDAY, FEB. 20TH
10 AM – 11 AM
THURSDAY, FEB. 29TH
5 PM – 6 PM
TUESDAY, MARCH 5TH
5 PM – 6 PM



AUCTION TERMS & PROCEDURE:

PROCEDURES: The property will be offered in 4 individual tracts, any combination of tracts, or as a total 68.5±/- acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer.

DOWNPAYMENT: 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(s)

CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before April 12th, 2024.

POSSESSION: Possession will be delivered at closing. All 2024

crop rights to the Buyer(s)

REAL ESTATE TAXES / ASSESSMENTS: Taxes will be prorated to the date of closing. The property consisting of Tracts 1-3 is currently enrolled in the CAUV program. Any CAUV recoupment would be at the expense of the Buyer. Please note, if Tract 1 and or Tract 3 are purchased as individual Tracts, they likely would not qualify for the Ohio CAUV program. The property consists of Clark County tax parcel(s): TRACTS 1-3: (Parcel # 05-006-000-18-000-008). 2023 pay 2024 taxes: \$ 2,963.10 annual AND TRACTS 4: (Parcel # 05-006-000-18-100-008). 2023 pay 2024 taxes: \$ 2,099.86 annual.

ACREAGE: All boundaries are approximate and have been estimated based on current legal descriptions.

SURVEY: A new perimeter survey will be completed prior to the auction. In addition, a new survey will be made 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 title transfer.

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 decisions of the Auctioneer are final.

STOCK PHOTOGRAPHY: Animal photos are for illustrative purposes only and are not of the auction property.

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.



ONLINE BIDDING AVAILABLE

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.

OWNER: Cheryl L. Smith and The Pamela S. Trinkle Special Needs Trust

AUCTION MANAGER(S):
Andy Walther 765-969-0401
andy@schraderauction.com
Travis Kelley 740-572-1525
travis@schraderauction.com



TRACT 2



TRACT 3



TRACT 4

800-451-2709 • www.SchraderAuction.com



TIMED ONLINE ONLY

VIRTUAL

LIVE WITH ONLINE

MULTI-TRACT AUCTIONS



CORPORATE HEADQUARTERS:
950 N. Liberty Dr., Columbia City, IN 46725
OHIO OFFICE: 11707 W Lancaster Rd.,
Jeffersonville, OH, 43128

AUCTION MANAGERS:
ANDY WALTHER,
765-969-0401
TRAVIS KELLEY,
740-572-1525

63198513759
Andrew M. Walther: SAL.2012001611
Travis Kelley: SAL.2008003813



Get our
iOS App

Follow
us on:

800.451.2709
schraderauction.com

MARCH 2024						
SUN	MON	TUE	WED	THU	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						

68.5±
Acre
Offered in 4 Tracts

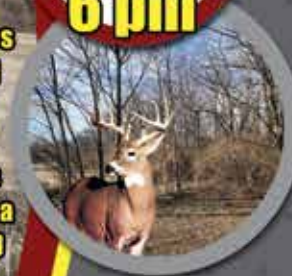
Ohio Land
Auction
CLARK COUNTY (Springfield, OH)

68.5±
Acre
Offered in 4 Tracts

CLARK COUNTY (Springfield, OH)
1 mi. Northwest of SPRINGFIELD, OH



Tuesday,
March 12th
6 pm



- 50± FSA Rolling Cropland Acres
- Estate Homesite Potential
- (2) Homes with outbuildings and vintage bank barn
- Woods and Tree-lined fields for Hunting / Recreation / Potential Building Sites
- Good Frontage in a High Traffic Area
- Development Potential (Transitional Use)
- Rare opportunity to Buy at AUCTION
- COME BID YOUR PRICE!

Ohio Land
Auction

Auction Site: SHRINE CLUB (Springfield), 471 Shrine Rd. Springfield, OH 45501

800.451.2709
schraderauction.com

