

TERMS & CONDITIONS

PROCEDURES: The auction will be conducted as a multi-parcel auction, meaning multiple parcels or auction "tracts" will be offered for sale in various amalgamations, including as individual tracts, combinations of tracts, & all tracts as a whole. The property will be offered in 4 individual tracts, or any combination of the tracts. Bidding will be permitted on individual tracts & combinations of any two or more tracts until the close of the auction. The property will be bid in the manner resulting in the highest total sale price.

DOWN PAYMENT: 10% down payment on the day of the auction w/ 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 & 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 Certificate of Title 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 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 November 28, 2025.

POSSESSION: Possession will be delivered at closing, subject to Tenant Farmer's 2025 crop. Immediate possession will be available on Tract 3, w/ an additional 10% down & Buyer will sign provided Addendum & show proof of insurance.

REAL ESTATE TAXES: The Real Estate Taxes shall be prorated to the date of the closing. The Buyer(s) shall pay all thereafter.

CAUV: If usage of property is changed, the Buyer is responsible for CAUV recoupment. Sellers have heretofore used property for agricultural purposes & its real estate taxes have been levied & paid upon a reduced Current Agricultural Use Valuation (CAUV). The Buyer's inability or failure to qualify w/ the local County Auditor for the CAUV valuation for the future will result in a CAUV recoupment of the past real estate tax savings. Buyer shall be wholly responsible for & pay any CAUV recoupment to become due by Buyer's conversion of the property to a non-agricultural or non-qualifying use (within the definition of Current Agricultural Use Property).

DITCH ASSESSMENTS: Buyer(s) shall pay all ditch assessments due after closing.

EASEMENTS & LEASES: Sale of the property is subject to any & all easements of record.

ACREAGE: All tract acreage, dimensions, & proposed boundaries are approximate & 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 the auction. Any need for a new survey will be determined solely by the Seller. The cost of the survey will be split 50/50 between Buyer & Seller. The type of survey performed shall be at the Seller's option & sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised & surveyed acres except on Tract 1 & any combination w/ Tract 1.

PROPERTY INSPECTION: Each potential Bidder is responsible to conduct, at their own risk, their own independent inspections, investigations, inquiries, & due diligence concerning the property. Inspection dates have been scheduled & will be staffed w/ auction personnel. Please feel free to inspect the land at any other time at your own risk & being careful to respect the tenant farmers' growing crops.

FAIR HOUSING: It is illegal, pursuant to the Ohio Fair Housing Law, Division (H) of Section 4112.02 of the Revised Code & 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, military status as defined in that section, 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.

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

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to the Terms & Conditions outlined in the Purchase Agreement. The property is being sold on "AS IS, WHERE IS" basis, & no warranty or representation, either expressed 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, & 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Sellers & 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.**



AUCTION MANAGER:

Jerry W. Ehle • 260.410.1996

Salesperson #SAL.2006001035,

Auctioneer #2013000026

OCTOBER	Su	M	Tu	W	Th	F	Sa
				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	



Corporate Headquarters:

950 N Liberty Dr, PO Box 508, Columbia City, IN 46725

Schrader Real Estate and Auction Company, Inc

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PAULDING COUNTY LAND AUCTION

Wednesday, October 29 • 6pm

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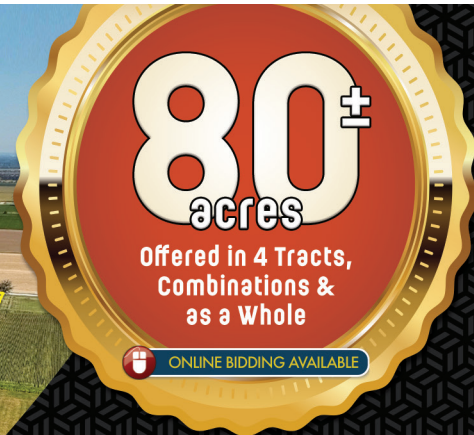
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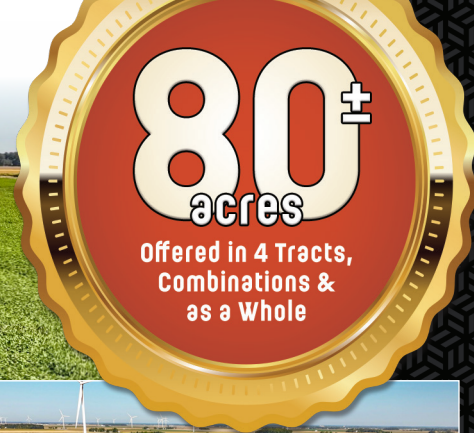
- 4± Acre Homesite w/ Barns
- 14± Acre Potential Building Site
- 14± Acres Woods for Hunting & Recreation
- 48± Acres Productive Tillable Soils

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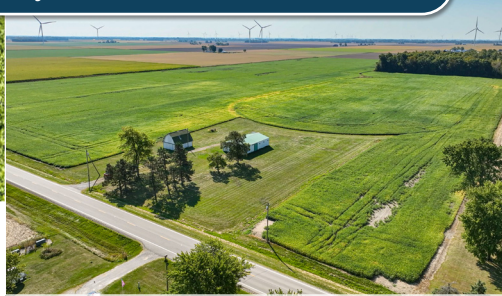


PAULDING COUNTY LAND AUCTION



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.



TRACT 1 - 4± ACRES: This tract was the original home site for the farm. It features a 36x60 Morton pole barn & a 26x30 hip roof ag barn. This site offers plenty of road frontage & there is electrical service on site. There is also a well on this tract.

TRACT 2 - 14± ACRES: This tract will have access via a 100' drive from SR 111. The soils are a mix of Haskins loam, Mermill loam & Latty silty clay. This tract was once used as a horse training track. It has been farmed now for years. This tract could be a potential building site with the back drop of the woods. Lots of ways to use this tract. Combine with Tract 1 to add more acres to the original farmstead or combine with Tract 3 for a 28± acre home site with it's own hunting & recreation!! Or combine with Tract 4 for the complete 62 acres tillable land!

TRACT 3 - 14± ACRES WOODS: This tract has its access via a 30' owned access off of SR 111. There are maturing hardwoods within the woods. The woods have not been timbered in the last 30-35 years. This woods is nearly a mile from other woods making it a great destination for deer. Combine Tracts 1-3 for a 32± Acre Estate or Mini Farm with hunting & recreation in you backyard.

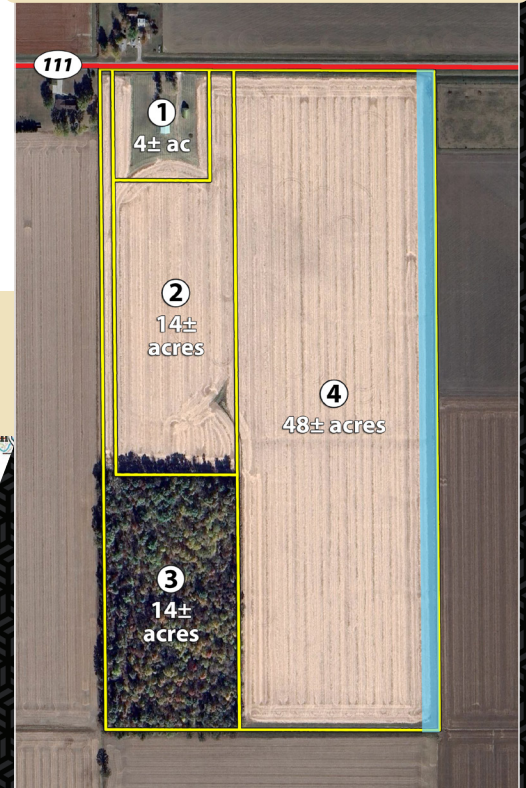
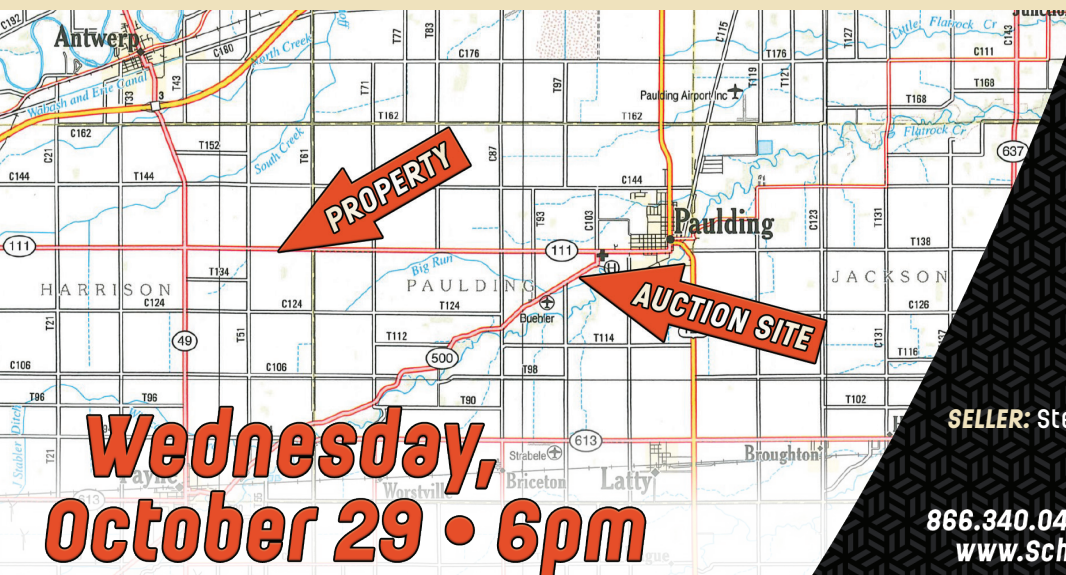
TRACT 4 - 48± ACRES: This tract is mostly all tillable & has an abundance of road frontage along SR 111. The soils are mostly Latty silty clay with some Nappanee towards the front. There is an open drain along the east edge of the entire tract for ease of drainage. There is a 75' wide easement for a buried line serving Horizon Wind Energy. The easement is over the east edge of this tract, adjacent to the drain. There is income from the easement - contact Auction Managers for more information.



PREVIEW: Meet a Schrader Rep on Tract 1 Mon, Oct. 13 from 4-6pm or Thu, Oct. 23 from 4-6pm or call for walkover preview

AUCTION LOCATION: The Paulding County Fairgrounds, 501 Fairground Dr, Paulding, OH 45879

PROPERTY LOCATION: 6560 SR 111, Antwerp, OH 45813 • Located 5 miles West of Paulding & 5.5 miles East of Indiana State Line



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SELLER: Stephanie Long, Shelley Heller, Stephen W. Peters
AUCTION MANAGER: Jerry Ehle • 260.410.1996

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