



FERTILIZER EQUIPMENT & MULTI-USE REAL ESTATE AUCTION

8.12± acres
Offered as 1 Tract

FRANKFORT, OHIO - Ross County

SCHRADER
Real Estate and Auction Company, Inc.

CORPORATE OFFICE:
950 N Liberty Dr • Columbia City, IN 46725

OHIO OFFICE:
11707 W Lancaster Rd., Jeffersonville, OH 43128

AUCTION MANAGERS:
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Schrader Real Estate and Auction Company, Inc.,
REC.0000314452 (Jeffersonville, OH), 63198513759

EQUIPMENT TERMS: Cash or Check w/proper ID. 3% surcharge fee for credit cards. Announcements made the day of the auction take precedence over any printed material. Not responsible for accidents. | 2.5% Buyer's Premium capped at \$750.00 added to all winning bids. | All items are sold "AS IS", without any warranty of any kind. | Payment is due by the end of the 2nd business day after the auction.

800-451-2709
schraderauction.com
equipment.schraderauction.com



FEBRUARY 2026						
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

FERTILIZER EQUIPMENT & MULTI-USE REAL ESTATE

FRANKFORT, OHIO – (Ross County)
• 40 miles south of COLUMBUS, OH and
20 miles southeast of Washington Court House, OH
13 miles northwest of Chillicothe, OH



Nutrien Ag Solutions AUCTION

THURSDAY FEBRUARY 26, 10:30 AM

Real Estate Selling First at 10:30am - Followed by Equipment at 11am

FERTILIZER EQUIPMENT & MULTI-USE REAL ESTATE AUCTION

Nutrien Ag Solutions

FRANKFORT, OHIO
Ross County

8.12± acres
Offered as 1 Tract

This UNIQUE Property presents OPPORTUNITY for several types of end users! Come investigate how this property can work for you.

THURSDAY FEBRUARY 26, 10:30 AM

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This UNIQUE Property presents OPPORTUNITY for several types of end users! Come investigate how this property can work for you.

Follows REAL ESTATE at 11 AM

- TERRAGATORS & FERTILIZER EQUIP.
- FERTILIZER TANKS
- CONVEYORS & BINS
- MISCELLANEOUS EQUIPMENT
- SUPPLIES



LIVE INTERNET BIDDING
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FERTILIZER EQUIPMENT & MULTI-USE REAL ESTATE

8.12± Acres AUCTION

Offered as 1 Tract

FRANKFORT, OHIO – (Ross County)



40 miles south of COLUMBUS, OH • 20 miles southeast of WASHINGTON COURT HOUSE, OH
13 miles northwest of CHILLICOTHE, OH

THURSDAY FEBRUARY 26, 10:30 AM

REAL ESTATE:
Selling "FIRST" at 10:30 AM

PROPERTY & AUCTION LOCATION: 9217 WESTFALL RD., FRANKFORT, OHIO 45628.
From WCH take US 35 south 16 miles to the CR 87/Frankfort exit. Turn RIGHT on Frankfort Clarksburg Pike and continue 1.7 miles to W. High St. Turn LEFT and continue to Westfall Rd., then LEFT to the property.

- Features include:**
- 8.12± Acres Zoned Commercial
 - (4) Buildings with unlimited potential (Measurements per property tax card)
 - Building #1:** (11,820± sf) 126' x 42' main office w/bathrooms, private offices, reception area, & large open spaces. Attached you will find 96' x 68' x 12' cold storage with concrete floors, overhead door with loading dock.
 - Building # 2:** (8,584± sf) Morton Building 148' x 58' with sliding doors on 3 sides, partial concrete floor.
 - Building # 3:** (576± sf) Office / Scale House 16' x 36' vinyl sided.
 - Building # 4:** (4,800± sf) 80' x 60' 4-Bay open-sided commodity barn with lean-to and partial concrete floor with concrete pad.
 - Concrete Dike:** 80' x 22' x 5' currently used for upright fertilizer tank storage.
 - Over 2± Acres of **HARD GRAVEL** surface
 - Current 2025 Annual Taxes pay 2026: **\$7,280.94**
 - Ross County Tax Parcel:** 06-08-071-070-00: 8.12± acres
 - The property will be sold subject to a 20 year deed restriction limiting fertilizer, seed, and/or ag chemicals sales or storage for anything other than private owner/operator use.



OWNER: Nutrien Ag Solutions (Crop Production Services)
For Information Call Auction Managers:
Nick Cummings • 740-572-0756 • Email: nick@schraderauction.com
Andy Walther • 765-969-0401 • Email: andy@schraderauction.com

TERRAGATORS & FERTILIZER EQUIP.:
Follows REAL ESTATE at 11 AM

- 2016 TerraGator TG7300B Dry Spreader, New Leader L4000G4 Bed, 1000/50R25 Rear Tires, CVT Transmission with Shuttle Shift, Cab, Heat, Air, Radio, Rear View Camera, Raven Monitor, 4000 Hrs, SN: AGCA7300AFNSN1083**
- 2012 TerraGator TG8400 Dry Spreader, New Leader L4000G4 Bed, 48x31.00R20 Front Tires, 1000/50R25 Rear Tires, only have 600 Acres, Like New, CVT Transmission with Shuttle Shift, Cab, Heat, Air, Radio, Rear View Camera, Raven Monitor, 4546 Hrs, SN: AGCA8400ADNC81039**
- 2018 JCB 270 Skid Loader, 83" Bucket, Aux. Hyd., 14-17.5 Tires, Pilot Controls, Cab, Heat, Air, Radio, Hyd. Quick Attach, 511 Hrs, SN: GE0270WVPJ2759499**
- 2007 Bobcat S300 Skid Loader, 12-16.5 Tires, Non Running, Hasn't Ran in 2 Years**
- Par-Kan GW-150 Weigh Wagon, B&S 18hp Electric Start, Scales, Tarp, Remote, Lights, Self Contained Hyd. System, 155 Hrs, MOTOR IS LOCKED UP**
- (3) AG Systems Twin 1000 Gal. NH3 Tanks on Gears, Brakes, 16.5L-16.1 Tires**
- (10) 1000 Gal. NH3 Tanks on Gears (Sell Offsite, Located in Bradford, OH)**
- 24.5' Steel Truck Bed, 8' Wide, has Rear Forklift Attachment**
- 1,000 Gallon Nurse Tank, tandem axle**
- BALCO 1245 Portable Belt Conveyor, electric motor**
- WILLMAR Super 600 Fertilizer Spreader, narrow track, tandem axle,**
- CUB CADET Pro Z-500 Zero-Turn Mower, 60" cut, gas**

INSPECTION TIMES:
Wednesday, Feb. 11 • 10 AM – 11 AM (Real Estate Only)
Wednesday, Feb. 18 • 10 AM – 11 AM (Real Estate & Equipment)



FERTILIZER TANKS, CONVEYORS & BINS:

- (2) 30,000 gallon Steel Upright Tanks**
 - 20,000 gallon Steel Upright Tank**
 - 3,500 Gallon Banded Poly Tank**
 - 2,500 Gallon Poly Tank**
 - Doyle 8 Ton Stainless Steel Fertilizer Blender w/ 28' Conveyor, 3 Phase, Used Last Fall, Scales, (Sell Offsite, Located in Sabina, OH)**
 - 40' Stainless Steel Transport Conveyor, Electric Motor (Sell Offsite, Located in Sabina, OH)**
 - 28' Stainless Steel Conveyor, No Motor**
 - (3) Layco Stainless Steel Bin Hoppers, Scales (Sell Offsite, Located in Wash. C. H., OH)**
- MISCELLANEOUS EQUIPMENT / SUPPLIES:**
- 500 gallon fuel tank w/electric pump**
 - 100 gallon portable fuel tank w/ 12v pump**
 - Several Fertilizer pumps w/ electric motors**
 - Various Office Equipment, File Cabinets, desks, etc.**
 - 20+ Fire Extinguishers**



REAL ESTATE AUCTION TERMS & PROCEDURES
PROCEDURES: The property will be offered as 1 tract consisting of an 8.12± acre unit.
DOWN PAYMENT: Real Estate 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 will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. The final bid price is 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). The property is sold "As-Is".
DEED: Seller(s) shall provide a Warranty Deed.
CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before April 1, 2026.
POSSESSION: Possession will be given at the completion of the closing.
REAL ESTATE TAXES / ASSESSMENTS: Taxes will be Pro-rated to the day

of closing.
ACREAGE: All boundaries are approximate and have been estimated based on current legal descriptions.
PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.
SURVEY: The property will transfer using the current legal description which has been approved by the Ross County engineer.
20 YEAR DEED RESTRICTION: The property will be sold subject to a 20 year deed restriction. The property may not be used for any agricultural based sales including but not limited to fertilizer, seed, and/or ag chemicals. Contact Agent for more details.
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 repre-

sentatives 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 to the person's credentials, fitness, etc. All decision of the Auctioneer are final.
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ONLINE Bidding AVAILABLE for EQUIPMENT and Personal Property

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