



MULTI-USE REAL ESTATE AUCTION

5.17±
acres
Offered as 1 Tract

BRADFORD, OHIO - Miami County



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



800-451-2709
schraderauction.com

MAY 2026						
SUN	MON	TUE	WED	THU	FRI	SAT
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3	4	5	6	7	8	9
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17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

MULTI-USE REAL ESTATE AUCTION



BRADFORD, OHIO
Miami County



5.17±
acres
Offered as 1 Tract

• 14 miles east of GREENVILLE, OH and 13 miles west of PIQUA, OH •
This UNIQUE Property presents OPPORTUNITY for several types of end users!
Come investigate how this property can work for you.



THURSDAY, MAY 28 • 11 AM

800-451-2709 | schraderauction.com

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5.17± acres

Offered as 1 Tract

THURSDAY, MAY 28 • 11 AM



FEATURES INCLUDE:

- 5.17± Acres Zoned Commercial & Commercial-Warehouse
- Great location with high visibility on SR 721
- (4) Buildings with unlimited potential (*Measurements per property tax card*)
 - **Building #1:** 44' x 30' main office w/bathrooms, private offices, break area, & large open spaces.
 - **Building # 2:** Morton Style Building 80' x 48' with overhead doors, concrete floor, gas heat and a bathroom.
 - **Building # 3:** 8 bay commodity barn (110' x 44') with attached shop with overhead door (44' x 30')
 - **Building # 4:** Metal Pole barn with (4) overhead doors (drive-thru bays) and dry storage. Consists of a 50' x 46' section and 36' x 34' (drive-thru area)
- **Concrete Dike:** 52' x 22' previously used for upright fertilizer tank storage.
- Over 4± Acres of **HARD GRAVEL** surface
- Current 2025 Annual Taxes pay 2026: **\$4,602.60.**
- **Miami County Tax Parcels: (4) Tax parcels sold as 1 Tract**
 - I20-001605: 0.77± acres
 - I20-001610: 1.36± acres
 - I20-001615: 1.50± acres
 - I20-001650: 1.54± acres
- The property will be sold subject to a deed restriction that for a period of 20 years the Property may not be utilized for the sale or distribution of agricultural chemicals, seed, or fertilizer.

PROPERTY & AUCTION LOCATION: 11275 DEETER RD., BRADFORD, OHIO 45308.

Located at the intersection of OH SR 721 and Deeter Road. (Property is just east of the DARKE / MIAMI county line.)



INSPECTION TIME:
Thursday, May 21
10 AM – 11 AM



OWNER: Nutrien Ag Solutions, Inc. f/k/a 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



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REAL ESTATE AUCTION TERMS & PROCEDURES

PROCEDURES: The property will be offered as 1 tract consisting of a 5.17± 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 Report for the review of the prospective buyer(s). The property is sold "As-Is".

DEED: Seller(s) shall provide a Limited or Special Warranty Deed.

CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before July 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 descriptions.

20 YEAR DEED RESTRICTION: The property will be sold subject to a 20 year deed restriction. Contact Agent for more details.

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

DISCLAIMER AND ABSENCE OF WARRANTIES: All informa-

tion 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 an "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 Seller or the Auction Company. Conduct of 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 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 COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENT.