

Schrader Real Estate and Auction Company, Inc.  
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 #REC.0000314452 (Jeffersonville,OH), #BBB.2010001376 (Irwin,OH)

Monday, June 15 • 6pm  
 Held at Paulding County Fair Grounds  
 Paulding OH

JUNE	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					

**83±**  
 acres

Offered in 4 Tracts,  
 Combinations & as a Whole



Auction Manager: Jerry W. Ehle • 260.410.1996  
 #SAL.2006001035, #2013000026

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Productive Tillable Land | Woods For Hunting  
 Potential Building Sites

PAULDING COUNTY  
 LAND AUCTION

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# PAULDING COUNTY LAND AUCTION



**INSPECTION DATES:**  
Mon, June 1 • 5-6pm &  
Tue, June 9 • 5-6pm

**TRACT 1 - 24± ACRES:** Take a look at this beautiful hunting tract! This tract comes with a Redneck blind with 4' tower that overlooks a food plot that runs along the woodlands. This mostly wooded piece of ground has access from Rd 117 on the south side of the farm. When you get back into the woods it is a hunter's paradise that is ready for its next owner. Let's not overlook the potential building opportunity to be long off the road in the woods just minutes away from the town & its amenities.

**TRACT 2 - 12.5± ACRES:** What an amazing place to build a home on this potential building site. You can have your house far back near the CRP pond where wildlife visits very often. This land is mostly tillable & could remain a great tillable tract being long & narrow. The soils for this farm are mostly made up of Paulding clay & Nappanee silty clay loam. Tiled in 2020 with 25' centers.

**TRACT 3 - 22.5± ACRES:** This tract is nearly all tillable ground. A level piece of ground ready to be added to the farming operations. This land is level & the wide tract makes for a great farming tract. The soils for this farm are mostly made up of Paulding clay & Nappanee silty clay loam. With consistent soils across the field, you can have good yield expectations. Tiled in 2020 with 25' centers.

**TRACT 4 - 24± ACRES:** Take a look at this beautiful hunting tract! This tract comes with a Shadow Hunter blind with small tower that overlooks a corn & soybean food plot that runs along the woodlands. The hunting blind also has a propane line going into the blind to make for warm hunts. This also has separate food plots in the woods of leafy greens & clover. This mostly wooded piece of ground has access from Rd 117 on the North side of the farm. When you get back into the woods it is a hunter's paradise that is ready for its next owner. Let's not overlook the potential building opportunity to be off the road in the woods just minutes away from the town & its amenities.

**Combine Tracts 1 & 4 to make 48± acres of excellent recreational/hunting land. Tillable in the front & hunting/building in the back makes this the perfect piece of ground just outside of Paulding!**



\*Elk Not Taken Off Farm



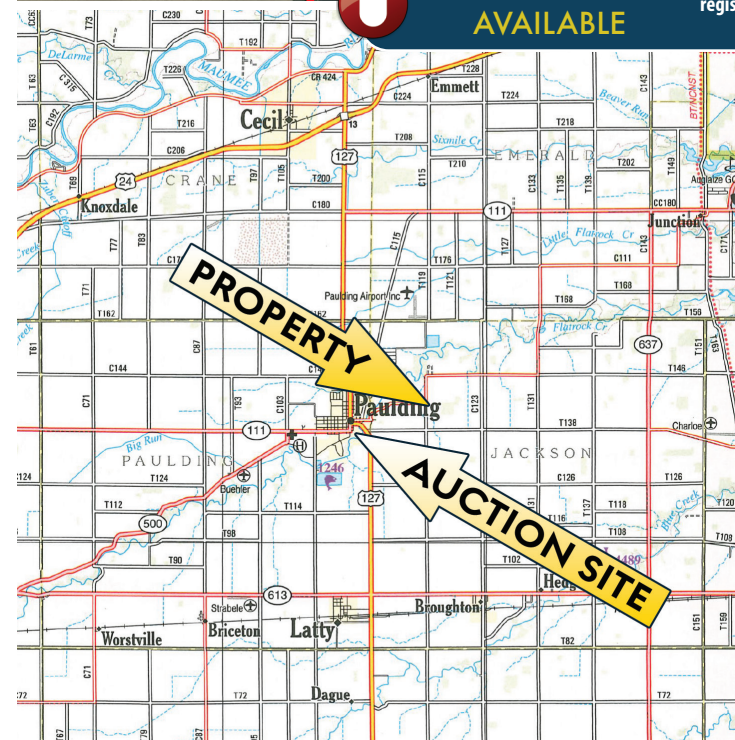
# 83± acres

Offered in 4 Tracts,  
Combinations & as a Whole



**ONLINE BIDDING AVAILABLE**

You may bid 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.



**AUCTION LOCATION:** Paulding County Fair Grounds,  
503 Fairground Dr, Paulding, OH 45879  
**FARM LOCATION:** Jackson Township - Rd 117



## Monday, June 15 • 6pm

Held at Paulding County Fair Grounds - Paulding OH



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[www.SchraderAuction.com](http://www.SchraderAuction.com)

**Seller:** Dean J. Sheedy  
**Auction Manager:** Jerry Ehle • 260.410.1996

**TERMS & CONDITIONS:**  
**PROCEDURE:** The property will be offered in FOUR (4) individual tracts, any combination of tracts & as a total 83± acre unit. There will be open bidding on all tracts & the combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may compete. The property will be bid in a manner resulting in the highest total sale price.  
**DOWN PAYMENT:** 10% down payment on the day of auction with the balance in cash at closing. The down payment may be made in the form of 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:** All successful bidders will be required to enter into purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection. The terms of this agreement & any addendum are non-negotiable.  
**EVIDENCE OF TITLE:** Seller shall provide an owner's title insurance policy in the amount of the purchase price.  
**DEED:** Seller shall provide Warranty Deed(s).  
**CLOSING:** The balance of the real estate purchase price is due at closing, which is targeted to

take place on or before JULY 14th, 2026.  
**POSSESSION:** Buyer(s) shall receive possession at closing. Farming rights belong to tenant farmers for 2026. The buyer(s) shall receive the seller's share of the 2026 crops.  
**REAL ESTATE TAXES:** Real estate taxes will be pro-rated to the date of closing.  
**DITCH ASSESSMENTS:** Buyer shall pay all ditch assessments due after closing.  
**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries, & due diligence concerning the property. Inspection dates have been scheduled & will be staffed with auction personnel. Further, Seller disclaims any & 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.  
**TRACT MAP(S) & ACREAGE:** All tract map(s), tract acreage, dimensions & proposed boundaries are approximate & have been estimated based on current legal descriptions and/or aerial photos. They are not provided as survey products & are not intended to depict or establish authoritative boundaries or locations.  
**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 this auction. Any need for a new survey shall be determined solely by the Seller. Seller & 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 & sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.  
**EASEMENTS:** All real estate is being sold subject to any existing recorded easements.  
**AGENCY:** Schrader Real Estate & Auction Company, Inc. and 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 an "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. All sketches & dimensions in the brochure are approximate. 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 Seller or the Auction Company. Conduct of the auction & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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.**