



Williams County, Edon, OH
DeKalb County, IN

Auction



404[±] acres

Offered in 17 Tracts and Combinations*

*Bidding will not be allowed on any tract combination that includes all or any part of Tracts 1-14, combined with Tract 15 or combined with all or any part of Tracts 16-17.

Monday, September 14 • 6pm

Auction Held at the Miller Park Community Center - 300 Miller Park Drive, Edgerton, OH 43517

- Productive Tillable Land
- Homestead with Home, Barns & Pasture
- Wooded Acres
- Potential Country Building Sites

2% Buyer's Premium



ONLINE BIDDING AVAILABLE



SCHRADER
Real Estate and Auction Company, Inc.

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Williams County, Edon, OH
DeKalb County, IN

Auction

Auction Location: The Miller Park Community Center,
300 Miller Park Drive, Edgerton, OH 43517

Farm Location: 7913 County Rd 2, Edon, OH 43518



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Seller Tracts 1-14, 16 & 17: The David L. Nester Estate,
Josh Nester & Colin Nester, P.R. & Ryan S. Breining, Attorney

Seller Tract 15: Colin Nester

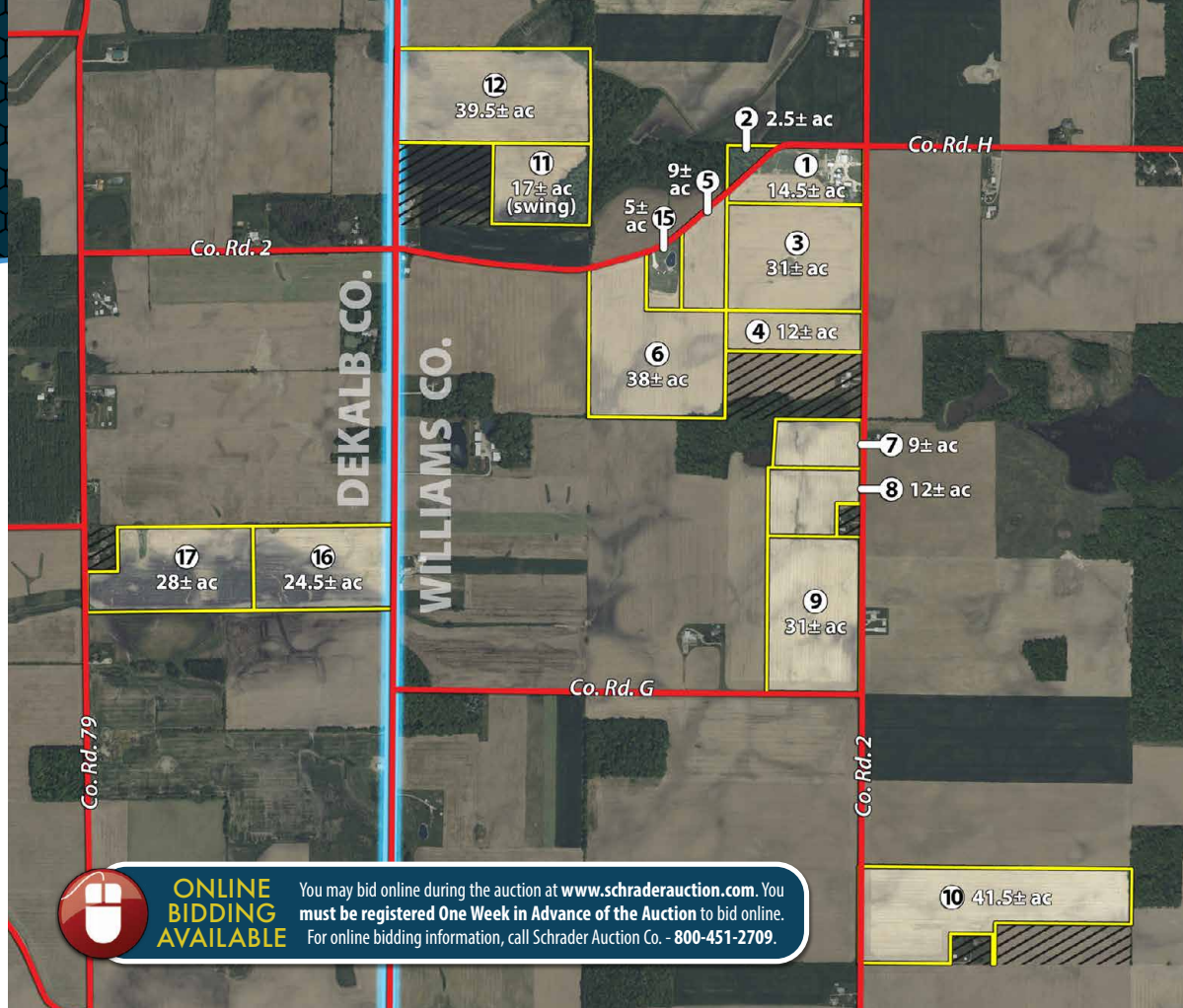
Auction Manager: Jerry Ehle • 260.410.1996

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TRACT 1: Nester Home & Farm Buildings, Located at the corner of CR 2 & CR H. The property boasts a Classic Ranch Style home on full basement, w/several barns & outbuildings, **set upon 14.5± acres**. The home features a split kitchen/dining design w/all appliances in place. There are 3 spacious bedrooms & 2 full baths. The basement is mostly finished w/a glass trophy case & brick fireplace. The home is heated & cooled w/gas forced air furnace. There is an Ecowater softening system & electric water heater. There is a two car attached garage w/breezeway between garage & kitchen. There is pasture & some tillable land w/this tract to the west. This tract has a high elevation overlooking miles of farmland in the surrounding area.

OUTBUILDINGS:

- Large 61'Wx80'L metal frame shop building. All concrete, w/24' Hx16"W & 12'x12' overhead doors on south end & 16'Hx24' W overhead door on north end. The building is insulated & heated w/floor heating. There is a heated bathroom also. There is a full length floor drain. It is wired w/220 electric service. There are air lines throughout the building. This is a top of the line farm/business shop & storage building.
- Quanset Style building, 40'Wx73' L, all concrete w/electrical. There are (2) 10' sliding doors 24' high.

- Large equipment building w/lean-to, 41'Wx40' L all concrete w/14'Hx22'W overhead door. South lean-to is 18'Wx12' L w/concrete floor & 10'Hx11' W overhead door in back. The North lean-to is 10'Wx40' L w/small office area in front & storage in back.
- Ag barn, 32'Wx56' L barn w/¾ concrete & balance dirt floor for livestock. It has electric w/a large full length concrete apron along the south side. 9'Hx16'W sliders in the front of the building & a small access along the south side for livestock.
- Small storage buildings, 12'Wx18' L w/small slider door & concrete floor. There is a grain drying & storage system on this tract being sold on a separately. **Grain system will be offered in parts at the On Site "Live Farm Equipment Auction" on Tuesday, September 15. See www.SchraderAuction.com for complete information on this auction.**

TRACT 2: 2.5± ACRES, ALL WOODED HUNTING PROPERTY!

This tract is a cut-off from Tract 1 across the road w/frontage along County Road H. There is a large drain that comes off of the Nester farm to the south. The drain runs through this tract creating a wildlife thoroughfare through the property. There are also some maturing walnut trees in this tract.

Inspection Dates: Meet A Schrader Rep at the Home on Tract 1 Mon, Aug. 31 • 4-7pm & Sat, Sep. 5 • 10am-1pm or Call Auction Manager for a Private Showing (260.410.1996)





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TRACT 3: 31± ACRES, MOSTLY ALL TILLABLE! This tract is located adjacent to & south of Tract 1. It has considerable road frontage along County Road 2. The soils are a combination of Blount Loam w/a strip of Pewamo silty clay in the center.

TRACT 4: 12± ACRES, MOSTLY ALL TILLABLE! This tract is located adjacent to & south of Tract 3. It has road frontage along County Road 2. The soils are also a combination of Blount Loam w/a strip of Pewamo silty clay through the center. This tract provides a potential country estate site!

TRACT 5: 9± ACRES, MOSTLY ALL TILLABLE! This tract is located adjacent & to the west of Tracts 1 & 3. It has road frontage along County Road H. It's soils are mostly Blount Loam w/a pocket of Pewamo silty clay to the southeast. It also provides a potential country building site.

TRACT 6: 38± ACRES, MOSTLY ALL TILLABLE! This tract is adjacent to & west of Tracts 4 & 5. It has road frontage along County Road H. The soils are a combination of Blount Loam, Haskins Loam, Milgrove Loam w/pockets of Pewamo silty clay.

Combine Tracts 3-6 for 90± acres productive tillable land around the farmstead!

TRACT 7: 9± ACRES, MOSTLY ALL TILLABLE! This tract is located south of Tract 4 w/frontage along County Road 2. It's backdrop is an adjacent wooded parcel. This sets in a private pocket to provide for a scenic potential building site! The soils are a mix of Blount Loam & Mermill Loam.

TRACT 8: 12± ACRES, MOSTLY ALL TILLABLE! This tract is located adjacent to & south of Tract 7. It has road frontage along County Road 2. The soils are a combination of Blount Loam & Pewamo silty clay. Combine w/Tract 7 for a 21± acre estate site!

TRACT 9: 31± ACRES, MOSTLY ALL TILLABLE! This tract is located adjacent to & south of Tract 8. It is a corner tract & has road frontage along County Road 2 & County Road G. Its soils are mostly Blount Loams w/a couple of pockets of Pewamo silty clay.

Combine Tracts 7-9 for a 52± acres productive farm field.

TRACT 10: 41.5± ACRES, MOSTLY ALL TILLABLE! This tract is an irregular shaped tract w/road frontage along County Road 2. It runs very deep. The soils are a combination of Blount Loam & Lenawee silty clay.

TRACT 11: 17± ACRES, SWING TRACT. This tract is located adjacent to & south of Tract 12. It has no road access, therefore can only be bid on by an adjacent land owner or in combination w/Tract 12. It is partially wooded w/the Tamarack ditch crossing the southeast corner. There is a potential wetlands area created in this southeast corner. This is also heavily traveled by deer & other wildlife. The tillable soils are a combination of Blount Loams & Haskins Loams w/some Rawsom Loam.

TRACT 12: 39.5± ACRES, MOSTLY ALL TILLABLE! This tract is located along County Road 1. It runs back deep & adjacent to Tract 11. The soils are mostly Blount Loams w/a mix of Pewamo silty clay & a couple of pockets of Carlisle.

Combine Tracts 11 & 12 for 56.5± total parcel.

TRACT 13: 40± ACRES, MOSTLY TILLABLE w/approximately 11 acres of woods. This tract is located just outside Blakeslee, Ohio. It has frontage along County Road H. There is a drive that goes along the adjacent property in the front then the lane runs back to the woods. The lane is included w/this tract. The woods has a higher elevation in the front, then slopes down to create a lower basin. There are some maturing hardwoods in the woods. There is a small wildlife pond towards the front. The tillable soils are mostly Blount Loam.

TRACTS 7-9



TRACT 10



TRACTS 11 & 12



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TRACTS 13 & 14

The farm equipment & grain system will be sold at live auction & online auction on site Tuesday, September 15. Items Include: • Combine • Tractors • Implements • Trucks • Trailers • Tires • Shop Equipment • Misc. Farm Items
Auction Manager: Eric L. Ott • 260.413.0787 #2018000076

TRACT 14: 49.5± ACRES, MOSTLY TILLABLE. This tract is east of & adjacent to Tract 13. It has road frontage along County Road H. It runs back deep & the south border is the railroad. The soils are mostly Blount Loam w/some Pewamo silty clay running through it. There are some platted lots belonging to the Nester Estate & a platted street right of way. The lots are part of this acreage but the street is not included. There is also a .38 acre triangle on the other side of the tracks that is part of this tract.

Combine Tracts 13 & 14 for nearly 90± total acres!!

TRACT 15: MODERN 1680 SQUARE FOOT RANCH ON FULL BASEMENT, SET UPON 5± ACRES W/POND! This home was built in 2008 w/split bedroom design! Features Kitchen w/custom cupboards, new DEF wood grain flooring & new carpet in living room. Stainless refrigerator & stove staying w/home. There is a spacious family room w/ dining area. 3 spacious bedrooms, main has master bath w/jacuzzi & large walk-in closet. The full basement has 9+ ceilings. Large utility area in basement w/gas forced air furnace, Ecowater water system, 75 gallon water heater. 3 car garage w/8' high garage doors. Pond is stocked w/bass & bluegill & has a sand swim area! Propane tank does not sell w/the home & will be removed.

This home is separate from the Nester estate & bids cannot be combined w/any other tract in this auction!

TRACT 16: 24.5± ACRES, MOSTLY TILLABLE. This tract is located in DeKalb County, Indiana along DeKalb County Road 81 & Williams County Road 1. This tract is just 1 mile west of the Ohio farms. The soils are a combination of Blount Loam & Glynwood Loam to the north & Pewamo silt clay & Houghton muck to the south.

TRACT 17: 28± ACRES, MOSTLY TILLABLE. This tract is located west of & adjacent to Tract 15. It has road frontage along DeKalb County Road 79. The soils are Morley silty clay & Pewamo silty clay to the north & Houghton muck to the south.

Combine Tracts 16 & 17 for nearly 53± total acres! Bids on Tracts 16 & 17 may not be combined w/any of Tracts 1-15!



TRACT 15



TRACT 15



TRACTS 16 & 17



AUCTION TERMS & CONDITIONS:

PROCEDURE: Tracts 1-17 will be offered in various amalgamations, as follows. Tracts 1-14: Bidding will be permitted on individual tracts & combinations (subject to swing tract limitations). Tract 15: Bidding will be permitted on this tract individually but not in combination with any other tract. Tracts 16-17: Bidding will be permitted on these tracts individually and as a combination, but they cannot be combined with Tracts 1-15. There will be open bidding on all tracts and combinations as described until the close of the auction. The final high bids will be that set of bids resulting in the highest total price.

BUYER'S PREMIUM: There will be a 2% Buyer's Premium added to all successful bids.

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). Seller shall provide an owner's title insurance policy in the amount of the purchase price. Seller agrees to provide merchantable title to the property subject to matters of record. All tracts sold "As-Is".

DEED: Seller shall provide a Personal Representative's Deed(s) &/or Warranty Deed(s).

CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before October 30, 2026.

POSSESSION: Possession will be delivered at closing but subject to tenant farmer's 2026 crop being harvested. Possession prior to closing w/an additional 10% down & Buyer will sign provided Addendum & show proof of insurance & again, subject to tenant farmer's 2026 crop being harvested.

REAL ESTATE TAXES: Tracts 1-14 & 16 & 17: The 2026 Real Estate Taxes, due in 2027 will be paid by the Seller, the Buyer(s) shall pay all thereafter. Tract 15: The 2026 Real Estate due in 2027 shall be pro-rated to the date of closing.

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 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, & 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.**



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Salesperson #SAL.2006001035, #2013000026

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