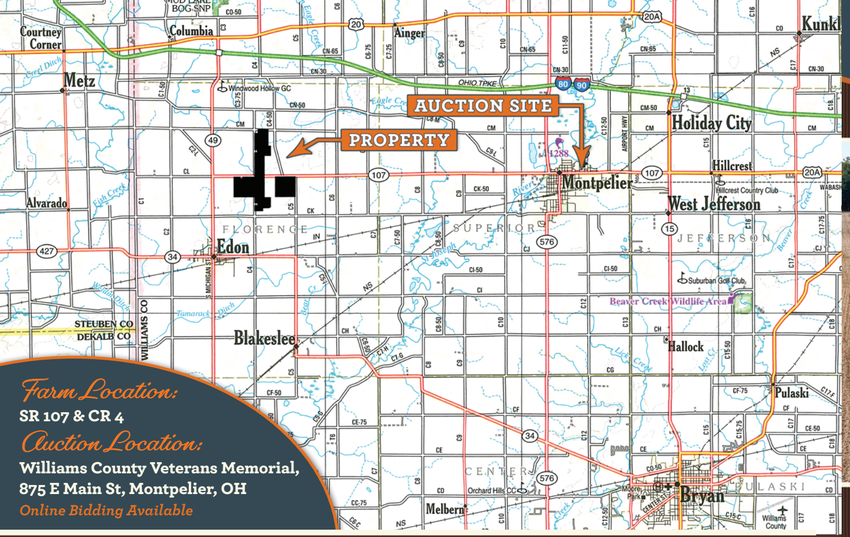


Farm Location:

SR 107 & CR 4

Auction Location:

Williams County Veterans Memorial, 875 E Main St, Montpelier, OH

Online Bidding Available

Auction 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, and all tracts as a whole. The property will be offered in 23 individual tracts, or any combination of the tracts. Bidding will be permitted on individual tracts and combinations of any two or more tracts and subject to Swing Tract rules. There will be open bidding on any individual tracts and combinations until the close of the auction. The property will be bid in the manner resulting in the highest total sale price.

BUYER'S PREMIUM: A 2% Buyer's Premium will be added to the final bid price and included in the contract purchase price.

DOWN PAYMENT : 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(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 Warranty Deed(s)

CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before December 31, 2026.

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

REAL ESTATE TAXES: The Real Estate Taxes will be paid by the Seller for the 2026 year due in 2027. 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 and its real estate taxes have been levied and paid upon a reduced Current Agricultural Use Valuation (CAUV). The Buyer's inability or failure to qualify with 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 and 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 and all easements of record.

ACREAGE: All tract acreage, dimensions, and proposed boundaries are approximate and 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 and Seller. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres.

PROPERTY INSPECTION: Each potential Bidder is responsible to conduct, 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. Please feel free to inspect the land at any other time at your own risk and 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 and 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 and Auction Company, Inc. and its representatives 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 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.

STOCK PHOTOGRAPHY: Soybean photo is for illustrative purposes only and are not of the auction property.

AUCTION MANAGER:
Jerry Ehle • 260.410.1996

800.451.2709
SchraderAuction.com

SCHRADER THE ORIGINAL MULTI-TRACT AUCTIONS — TIMED ONLINE ONLY · VIRTUAL · LIVE WITH ONLINE

Williams County
EDON, OH

Major LAND AUCTION

7± Miles West of Montpelier • 2± Miles Northeast of Edon

701± *acres*

OFFERED IN 23 TRACTS OR COMBINATIONS

MOSTLY CONTIGUOUS

- Productive Tillable Land
- Wooded Acres
- Potential Country Building Sites
- Barn

2% Buyer's Premium

MONDAY, NOVEMBER 30 • 6:00PM

held at Williams County Veterans Memorial, 875 E Main St, Montpelier, OH • Online Bidding Available

SCHRADER THE ORIGINAL MULTI-TRACT AUCTIONS — TIMED ONLINE ONLY · VIRTUAL · LIVE WITH ONLINE

SCHRADER
Real Estate and Auction Company, Inc.
PO Box 508 • 950 N Liberty Dr
Columbia City, IN 46725
800.451.2709 • 260.244.7606

Ohio Real Estate: Schrader Real Estate and Auction Company, Inc. #REC.0000314452 (Jeffersonville, OH)
Rex D. Schrader II #BRKR.2014002281 • Jerry Ehle #SAL.2006001035
Ohio Auctioneer: Schrader Real Estate and Auction Company, Inc. #6319513759 • Rex D. Schrader II #2012000041
Jerry Ehle #2013000028

Auction Manager:
Jerry Ehle • 260.410.1996

NOVEMBER

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
29	30					

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 Company.

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2% Buyer's Premium
RC26-757

Williams County
EDON, OH

Major LAND AUCTION

701± *acres*

OFFERED IN 23 TRACTS OR COMBINATIONS

MOSTLY CONTIGUOUS

MONDAY, NOVEMBER 30 • 6:00PM



Williams County
EDON, OH

Major LAND AUCTION

7± Miles West of Montpelier • 2± Miles Northeast of Edon



701± *acres*

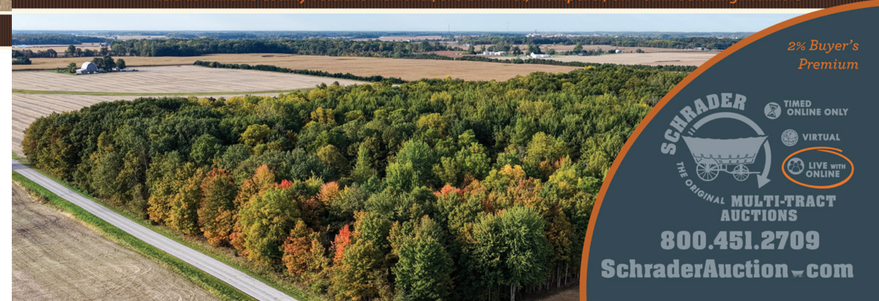
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2% Buyer's Premium

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Williams County
EDON, OH

7± Miles West of Montpelier • 2± Miles Northeast of Edon

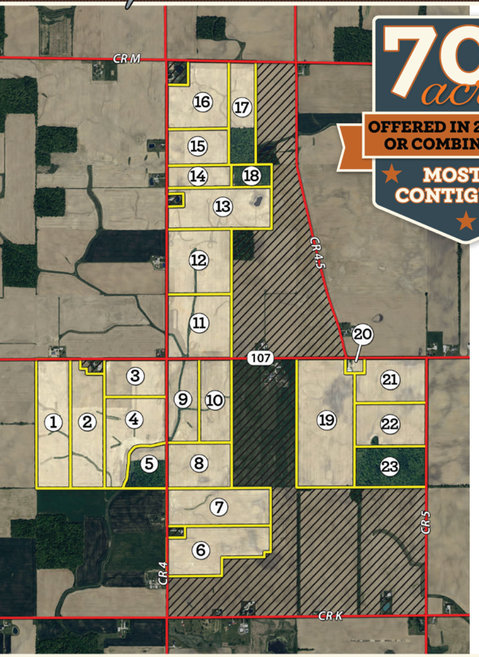
Major LAND AUCTION







Inspection Dates:
Sunday, November 22 • 1:00 – 3:00pm
Wednesday, November 25 • Noon – 2:00pm
Meet a Schrader Representative at the barn on Tract 20, off SR 107, or call Auction Manager (260.410.1996) for a private showing.



701± acres
OFFERED IN 23 TRACTS OR COMBINATIONS
MOSTLY CONTIGUOUS

TRACT 1: 42± acres, MOSTLY ALL TILLABLE!! This tract is located off SR 107 with great road frontage and deep straight run for future crops. The soils are a mixed combination of Haskins sandy loam, Blount loam, Pewamo silty clay loam, and Rawson sandy loam.

TRACT 2: 39± acres, MOSTLY ALL TILLABLE!! Sitting just East of Tract 1-This tract is located off SR 107 with great road frontage and deep straight run for future crops. The soils are a mixed combination of Haskins sandy loam, Blount loam, Pewamo silty clay loam, and Rawson sandy loam.

TRACT 3: 22.5± acres, MOSTLY ALL TILLABLE! Great access with this tract that has road frontage from SR 107 and CR 4. The soil types on this are made up of mostly Blount Loam and Pewamo Silty Clay Loam.

TRACT 4: 38.5± acres, MOSTLY ALL TILLABLE! This tract is located adjacent to and south of Tract 3. It has road frontage along CR 4. The soils are a combination of Haskins sandy loam, Blount loam, Pewamo silty clay loam, and Rawson sandy loam. A tile outlet drains to Matthews Creek south of this land.

TRACT 5: 16± acres, VERSATILE BUILDING TRACT WITH WOODLANDS & CREEK EXPOSURE! Build your dream home among the trees or on the open, tillable land. Woodlands offer wildlife viewing and recreational opportunities, while Matthews Creek borders the north and west sides. Enjoy a blend of open ground, woods, and scenic creek frontage!

Combine Tracts 1 – 5 for a contiguous 158± acres with excellent road frontage!!

TRACT 6: 39± acres, MOSTLY ALL TILLABLE! This tract is located along CR 4 and is the southernmost edge of the farm that starts the nearly 2-mile stretch of contiguous farm ground. The Soils are made up of mostly Blount loam and a mix of Pewamo silty clay loam and Haskins loam.

TRACT 7: 37.5± acres, MOSTLY ALL TILLABLE! This tract is located North of Tract 6 with frontage along CR 4. It is offered in a long rectangular tract for easy passes for a farm. The soils are made up of mostly Blount loam and mixed in Pewamo silty clay loam, Haskins loam and Haskins sandy loam.

TRACT 8: 28.5± acres, MOSTLY ALL TILLABLE! This tract is located adjacent to and North of Tract 7. It has road frontage along CR 4. This sets up well to be a productive tillable square. The soils are a combination of Blount loam and Pewamo silty clay loam.

TRACT 9: 26± acres, MOSTLY ALL TILLABLE! This tract is located adjacent to and North of Tract 8. It is a corner tract with road frontage along CR 4 and limited road frontage on SR 107. Soil types are mostly Blount loam and mixed in Pewamo silty clay loam, Haskins loam, and Haskins sandy loam. This tract does have Matthews Creek running down the middle. This could be used for tiles or outlets for future home sites.

TRACT 10: 26± acres, MOSTLY ALL TILLABLE! This tract is an irregular shaped tract with road frontage along SR 107. It runs long and deep to set up well for farming. The soils are a combination of Blount loam and mixed in Pewamo silty clay loam, Haskins loam and Haskins sandy loam.

Combine Tracts 8 – 10 for an 80± acres total parcel and productive farm field.

TRACT 11: 40± acres, MOSTLY ALL TILLABLE! Take a look at this square 40± acres with road frontage from both SR 107 and CR 4. This much road frontage doesn't come up very often. The soils are a combination of Blount loam and mixed in Pewamo silty clay loam, Haskins loam and Haskins sandy loam.

TRACT 12: 40.5± acres, MOSTLY ALL TILLABLE, This tract has all road frontage off CR 4. It is almost identical to Tract 11 being a square 40+/- acres and is located to the North of Tract 11. The soils are a combination of Blount loam and mixed in Pewamo silty clay loam, Haskins loam and Haskins sandy loam.

Combine Tracts 11 & 12 for approximately 80± acres total parcel of productive tillable ground.

TRACT 13: 39.5± acres, MOSTLY ALL TILLABLE, With road frontage on CR 4. This tract is long and deep and nearly all tillable. Soils are combined of Blount Loam and Pewamo silty clay loam.

TRACT 14: 14± acres, MOSTLY TILLABLE! This tract can be used for a potential building site with a scenic backdrop of the swing tract 18 (available to be combined) This tract has road frontage on CR 4. Soil types are Blount loam and Pewamo silty clay loam through it.

Combine Tracts 14 & 18 (swing tract) for nearly 23 total acres!!

TRACT 15: 21.5± acres, MOSTLY ALL TILLABLE! This is a clean tillable tract that runs all the way to the wood line. The road frontage is off CR 4 and has soil types of Blount loam, Haskins loam, and Pewamo silty clay loam.

TRACT 16: 35.5± acres, MOSTLY TILLABLE! This northernmost tract offers road frontage along both CR 4 and CR M, with gently rolling topography from CR M. The property is predominantly tillable, featuring a combination of Blount loam, Haskins loam, and Pewamo silty clay loam soils, along with a small area of Bono silty clay loam near the house and roadway.

Combine Tracts 11 – 16 to come up with a mile long contiguous productive tillable stretch of ground.

TRACT 17: 26.5± acres, TILLABLE AND WOODS! This tract offers excellent potential for a country homesite, with rolling ground near the road providing an attractive setting for your future homestead and wooded land to the south. Enjoy the best of both worlds with an open building site and wooded acreage ideal for wildlife, nature, and outdoor recreation.

Combine Tracts 17 & 18 (swing tract) to combine all of the woodlands

TRACT 18: 8.5± acres, NEARLY ALL WOODS! This is a SWING TRACT (see swing tract rules). This would make for an excellent recreational piece to add to ground attached to your land. The timber is made up of hard and soft woods and set up for a timber sale in the future.

TRACT 19: 70± acres, MOSTLY ALL TILLABLE! This largest tract is productive tillable ground and the largest acreage tract we offer. Access off of SR 107. Soil types are mostly Blount loam, Pewamo silty clay loam and Haskins sandy loam.

TRACT 20: 2.5± acres, BARN AND POTENTIAL BUILDING SITE: This is a great place to start your own farm off SR 107.


TRACTS 11-18

2% Buyer's Premium

BARN: WELL CARED FOR BARN!
- **Large 36' W x 60' L wood frame hip roof style barn.**
- **12' H x 14' W sliding front barn door.**
- **16' x 9' sliding barn door on the east side, west side, and front lean-to.**
- **Newer gutters, doors and metal roof.**
- **Electric service connect on the front of the building and the pole that is on the property. Currently disconnected.**

TRACT 21: 29.5± acres, MOSTLY ALL TILLABLE! This tract has two sides of road frontage from SR 107 and CR 5. This nearly all tillable tract would make for an extended farm or a new smaller starter farm. The soils on this land are made up of mostly Blount loam with some Pewamo silty clay loam.

TRACT 22: 30± acres, MOSTLY ALL TILLABLE! This tract features road frontage along CR 5 and a nearly square layout, offering an efficient shape for farming. The soil consists primarily of Blount loam and Pewamo silty clay loam, with Haskins sandy loam along the west side. A small, wooded knoll extends from the adjoining woodland, adding a natural feature to the property.

TRACT 23: 28± acres, BLOCK OF WOODS WITH SOME HARDWOODS! This is a great tract of maturing hardwoods with some walnut, white oak, cherry and maples. The land has some roll to it and makes for a great hunting tract. This is nearly all woodlands and has access off CR 5. You can keep this as a great recreational ground or explore the idea of building a home in the woods.

Combine Tracts 19-23 to have nearly a square 160± acres contiguous one parcel tract with productive tillable land, woodlands and barn.






MONDAY, NOVEMBER 30 • 6:00PM Williams County Veterans Memorial, 875 E Main St, Montpelier, OH • *Online Bidding Available* | SELLER: Susan D. Allomong | **AUCTION MANAGER: Jerry Ehle • 260.410.1996** | **800.451.2709 • SchraderAuction.com**

SCHRADER AUCTION — THE ORIGINAL MULTI-TRACT AUCTIONS — TIMED ONLINE ONLY — VIRTUAL — LIVE with ONLINE


TRACTS 1-5


TRACTS 6-10


TRACTS 1-18


TRACTS 19-23