

Thursday, February 16th • 6pm
 Held at the Clinton Co. Fairgrounds - Expo Center, Wilmington, OH

SCHRADER
 Real Estate and Auction Company, Inc.

Offered in 6 Tracts
344.9± Acres

Clinton County

OHIO LAND AUCTION



Productive Tillable Farmland
 Development Potential
 Recreational - Hunting Land
 2 Country Homes
 Buildings & Grain Storage
 Great Location - Minutes to I-71

Wilmington, Ohio

800.451.2709
 Schraderauction.com

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FEBRUARY 2012						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
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			

OHIO OFFICE: 2663 Lewis Rd. NE
 Washington C.H., Ohio 43160
 AUCTION MANAGERS: Nick Cummings, CAI • 740-572-0756
 Dale Evans • 260-894-0458

Offered in 6 Tracts
344.9± Acres
 Clinton County
OHIO LAND AUCTION

SCHRADER
 Real Estate and Auction Company, Inc.

Wilmington, Ohio • Union Twp.

Productive Tillable Farmland
 Development Potential
 Recreational - Hunting Land
 2 Country Homes, Buildings & Grain Storage
 Great Location - Minutes to I-71

OHIO LAND AUCTION

Clinton County

344.9± Acres
 Offered in 6 Tracts

5 Miles from Wilmington, OH
 35 Miles from Dayton, OH
 45 Miles from Cincinnati, OH
 60 Miles from Columbus, OH

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OHIO LAND AUCTION

Clinton County
Wilmington, Ohio

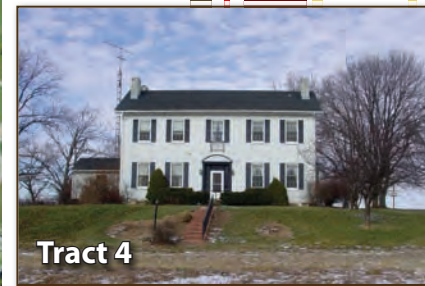
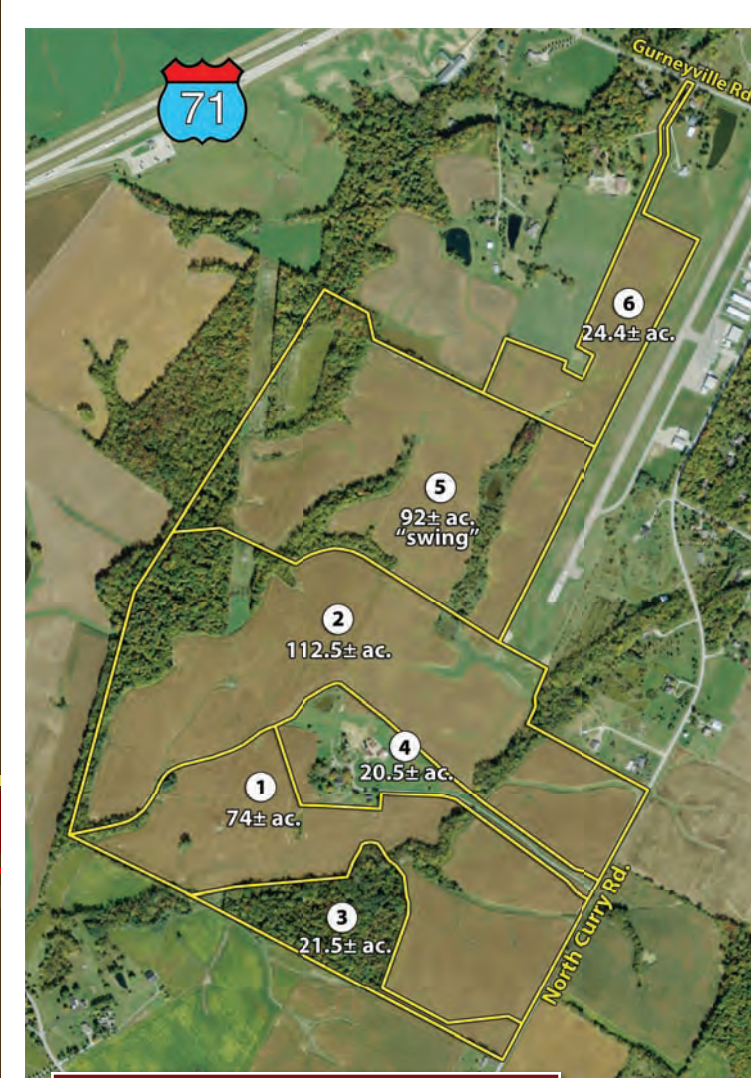
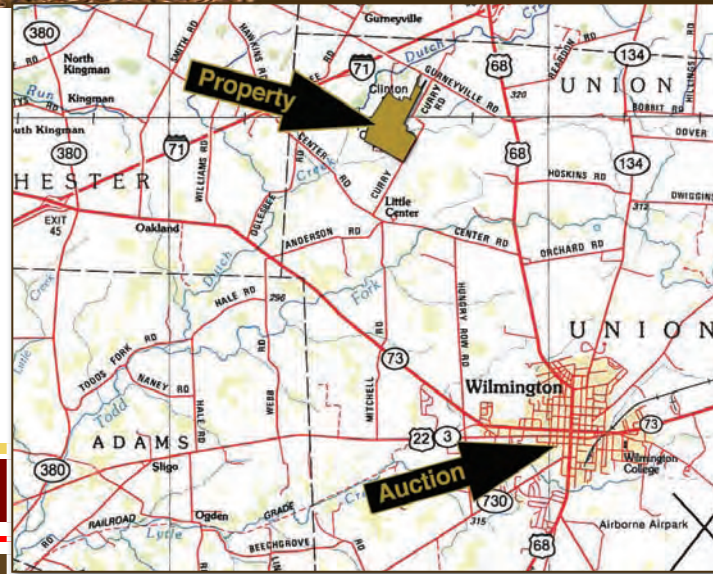
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344.9[±] Acres

Productive Tillable Farmland
Development Potential
Recreational - Hunting Land
2 Country Homes
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AUCTION LOCATION: Clinton County Fairgrounds – Expo Center.
958 West Main Street, Wilmington, OH 45177. From State Route 68, turn west on Locust Street (OH-3). Travel 1.4 miles to W. Main Street. Turn left and travel .5 mile to Fairgrounds. Watch for signs.

PROPERTY LOCATION: Address: 733 N. Curry Rd., Wilmington, OH 45177. From Interstate 71 take Exit 50 (State Route 68) and travel south 1.2 miles to Gurneyville Road. Turn right (west) and travel 1 mile to N. Curry Road. Turn left (southwest) and travel 1 mile to property located on west side of road. Watch for signs.



AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 6 individual tracts, any combination of tracts and as a total 344.9± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete. Tract 5 will be offered as a swing tract and must be purchased in combination with Tract 2 or Tract 6 or by an adjoining landowner.
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, 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 agrees to furnish Bidders a preliminary title opinion to review. If Buyer(s) elect to have title insurance, the entire cost of the owners title insurance will be the responsibility of the Buyer(s). Seller agrees to provide merchantable title to the property subject to matters of record, general conditions of title, and similar or related matters. All tracts sold "AS IS".

DEED: A Warranty deed will be delivered at closing.

CLOSING: Closing shall take place 30 days after auction date, or as soon thereafter as applicable closing documents are completed.

POSSESSION: At closing.

REAL ESTATE TAXES: Buyer to pay the taxes for 2012 due 2013. Seller to pay all 2011 property taxes payable in 2012. 2012 Ditch assessments are the responsibility of the Buyer. If usage is changed, the Buyer is responsible for CAUV Recoupment.

ACREAGE: All boundaries are approximate and have been estimated based on current legal descriptions.

SURVEY: A new survey will be made where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Buyer(s) and Seller will share survey expense 50:50. Combination purchases will receive a perimeter survey only. Closing prices will be adjusted to reflect any differences between advertised and surveyed acreages on Tracts 1, 2, 3, 5 and 6. No adjustments will be made on Tract 4 or any combination of tracts that include Tract 4.

FSA INFORMATION: Contact Auction Company for farm number and farm bases.

EASEMENTS: Sale of the property is subject to any and all easements of record.

MINERAL RIGHTS: The sale shall include 100% of the mineral rights owned by the Seller.

AGENCY: Schrader Real Estate & 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 an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. 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.

Code	Soil Description	Acres	Percent of field	Corn	Soybeans	Winter wheat
MhC2	Miamian silt loam	125.6	35.7%	90	30	45
XaB	Xenia silt loam	93.4	26.6%	135	42	55
MhD2	Miamian silt loam	32.8	9.3%	80	30	45
XaB2	Xenia silt loam	30.2	8.6%	130	40	53
SnA	Sloan silt loam	21.9	6.2%	150	42	
TpA	Treaty silt loam	13.7	3.9%	175	60	68
RuB2	Russell-Xenia silt loams	13.2	3.7%	130	40	50
FgA	Fincastle silt loam	9.7	2.8%	145	55	70
TrA	Treaty silty clay loam	6.3	1.8%	175	60	68
SmA	Sligo silt loam	4	1.1%	120	41	
OdB	Ockley silt loam	0.8	0.2%	130	37	50
Weighted Average				116.4	37.7	47.2

TRACT DESCRIPTIONS:

TRACT 1: 74± acres with 71± acres of productive, tillable farmland. Miamian Silt Loam and Xenia Silt Loam are the two predominate soil types. 1,045 feet of frontage along North Curry Road.

TRACT 2: 112.5± acres with 82.5± acres of productive, tillable farmland. This tract features Xenia Silt Loam and Miamian Silt Loam soils. The open ditch provides an excellent drainage outlet.

TRACT 3: 21.5 ± acres of mostly wooded land. There are 300 feet of frontage along North Curry Road which narrows down to 50 feet of owned access to the woods. This tract offers an ideal setting for the hunter or outdoor enthusiast.

TRACT 4: 20.5± acres with an historic 4,100 square foot home, a second home with 1,100 square feet, a detached garage, older out buildings for livestock or storage, two ponds, a 12,000 bushel grain bin and a 40' Harvestore Silo. Tract 4 is located in the Wilmington City School District. Don't miss this opportunity to purchase a rural property with endless possibilities on a private setting with great views.

TRACT 5: "Swing Tract" 92± acres with 64± acres of productive, tillable farmland. Investigate the potential to cultivate additional acreage on Tract 5 (contact Auction Company for details). This tract may only be bid on by an adjoining landowner or in combination with Tract 2 and/or Tract 6.

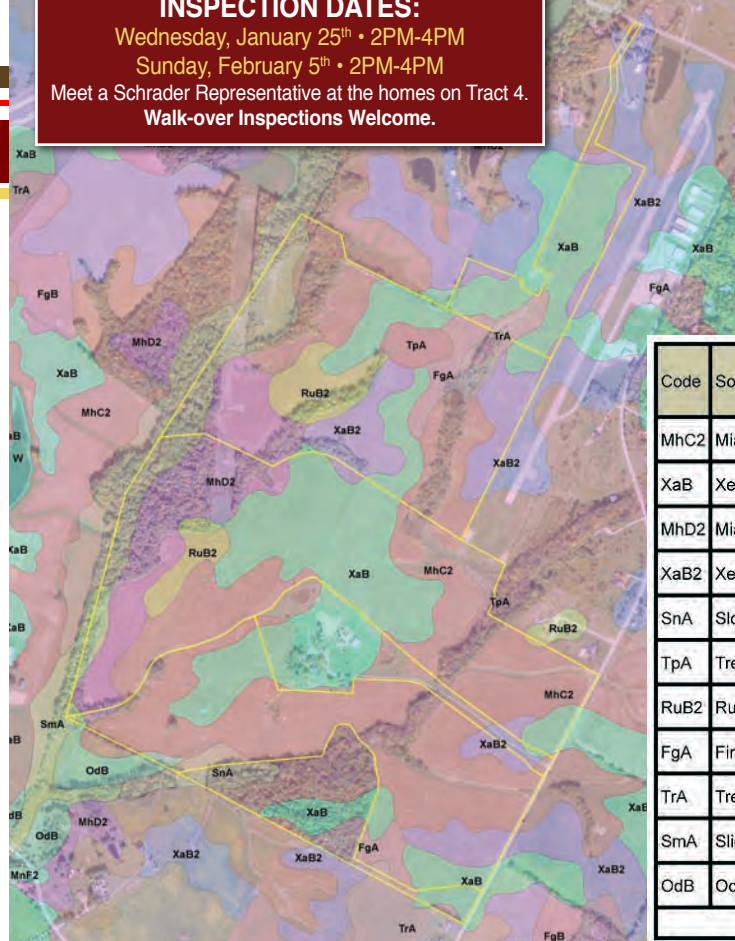
TRACT 6: 24.4± acres of mostly tillable, productive farmland with Xenia Silt Loam soils. Tract 6 has owned access from Gurneyville Road. Consider the income potential of combining Tracts 1, 2, 5 and 6 for over 241 acres of crop land.

Annual Taxes: \$7,466.70

OWNERS: Timothy W. & Sarah C. Aichholz
AUCTION MANAGERS:
Nick Cummings, CAI 740-572-0756
Dale Evans, 260-894-0458



INSPECTION DATES:
Wednesday, January 25th • 2PM-4PM
Sunday, February 5th • 2PM-4PM
Meet a Schrader Representative at the homes on Tract 4.
Walk-over Inspections Welcome.



FSA BASE INFORMATION:

Crop	Base	CC Yield
Corn	152.9	112
Soybeans	67.4	34
Wheat	25.4	47

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