

AUCTION LOCATION: 8180 STATE ROUTE 753 SOUTH, GREENFIELD, OHIO, 45123

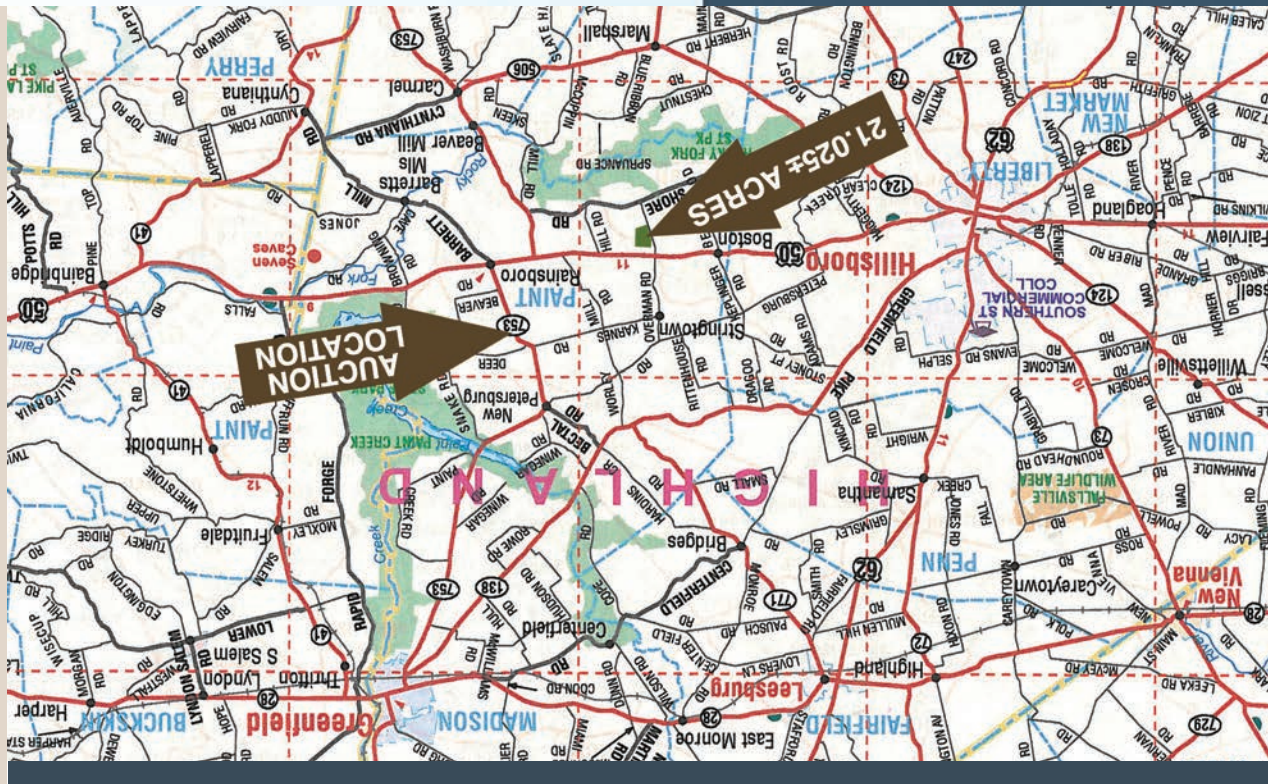
DIRECTIONS: From Greenfield, Ohio: Take State Route 753 south 9 miles to the auction site.

From Hillsboro, Ohio: Take State Route 50 east 10 miles to State Route 753 north. Turn left on State Route 753 north. Go 1.5 miles to the auction site.

PROPERTY LOCATION: N. Beach Road just south of State Route 50 near Rainsboro, OH. From Rainsboro, travel on State Route 50 W for 3.4 miles to N. Beach Road/CR 83A and turn south. The property is on the east side of road just south of Tu Lakes Motel.

AUCTION TERMS & CONDITIONS:
SURVEY: The current legal description shall be used for the closing.
USA 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 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 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 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.

PROCEDURE: The property will be offered in 1 individual tract as a total 21.025± acre unit.
DOWN PAYMENT: 10% down payment on the day of auction. 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 will be required to enter into 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 shall provide a preliminary opinion or certificate of title to be made available to prospective bidders for review prior to bidding. If any buyer elects to purchase the insurance, the cost thereof shall be at such buyer's sole expense. Seller agrees to provide merchantable title to the property subject to matters of record, general conditions of title, and similar or related matters. The tract sold "AS IS".
DEED: Appropriate deed will be delivered at closing.
CLOSING: Closing shall take place 30 days after auction date, or as soon thereafter as Seller's applicable closing documents are completed.
POSSESSION: Possession of the property shall be given on day of closing subject to tenant's rights for the remainder of the 2013 crop year.
REAL ESTATE TAXES: Buyer shall assume real estate taxes beginning with the 2014 calendar year. The Buyer is responsible for CAVV Reconciliation taxes due and payable 2015. If usage is changed, the Buyer is responsible for CAVV Reconciliation taxes due and payable 2015. If usage is changed, estate taxes beginning with the 2014 calendar year.
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ACREAGE: All boundaries are approximate and have been estimated based on current legal descriptions.



SCHRADER
Real Estate and Auction Company, Inc.

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Washington Court House, OH 43160
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email: auctions@schraderauction.com
Auction Manager: Nick Cummings, CAI

DECEMBER 2013

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	31				

SCHRADER Corporate Offices
P.O. Box 508, 950 North Liberty Drive
Columbia City, IN 46725
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Ohio LAND & FARM EQUIPMENT AUCTION

Highland County
Paint Township
Hillsboro City School District

- TRACTORS
- HARVEST EQUIPMENT
- HAY EQUIPMENT
- FERTILIZER EQUIPMENT
- TILLAGE AND PLANTING
- MISC. EQUIPMENT



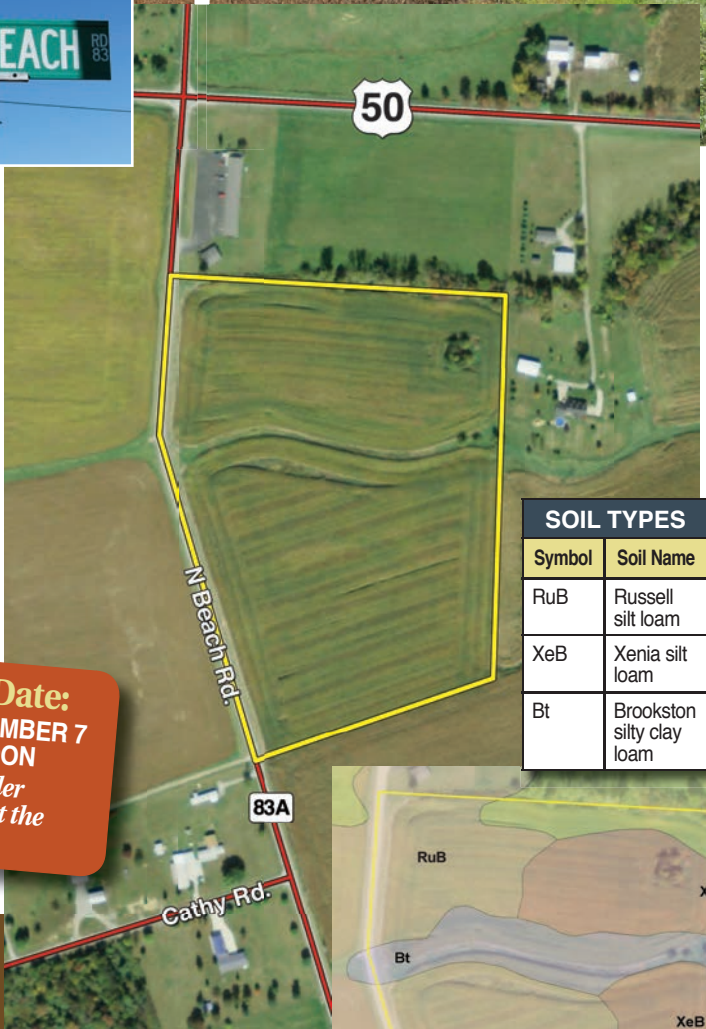
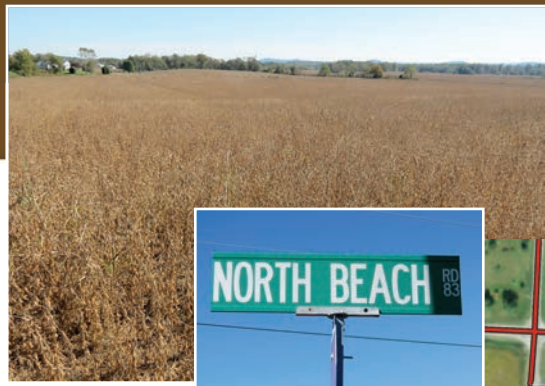
LIVE INTERNET BIDDING ON FARM EQUIPMENT
Visit SchraderAuction.com
for details or call Zach Hiner
260-437-2771

21± acres
PRODUCTIVE TILLABLE LAND
GREAT LOCATION

1± mile northeast of Rocky Fork Lake • 3± miles west of Rainsboro, OH
7± miles east of Hillsboro, OH • 14± miles southwest of Greenfield, OH
31± miles west of Chillicothe, OH

SCHRADER
Real Estate and Auction Company, Inc.

FRIDAY, DECEMBER 20 • Farm Equipment, 10:30 AM
Real Estate, 12:00 Noon
8180 STATE ROUTE 753 SOUTH, GREENFIELD, OHIO



SOIL TYPES	
Symbol	Soil Name
RuB	Russell silt loam
XeB	Xenia silt loam
Bt	Brookston silty clay loam

Ohio LAND & FARM EQUIPMENT AUCTION

Friday, December 20
Farm Equip. 10:30 • Real Estate 12 Noon

AUCTION LOCATION: 8180 St. Rte. 753 S., Greenfield, OH 45123
DIRECTIONS: From Greenfield, Ohio: Take St. Rte. 753 south 9 miles to the auction site. From Hillsboro, Ohio: Take St. Rte. 50 east 10 miles to St. Rte. 753 north. Turn left on St. Rte. 753 north. Go 1.5 miles to the auction site.

PROPERTY LOCATION: N. Beach Rd. just south of St. Rte. 50 near Rainsboro, OH. From Rainsboro, travel on St. Rte. 50 W. for 3.4 miles to N. Beach Rd./CR 83A and turn south. The property is on the east side of road just south of Tu Lakes Motel.

PROPERTY TO SELL AT 12:00 Noon
during the Farm Equipment Auction - 8180 St. Rte. 753 S., Greenfield, Ohio

21± ACRES

with easy access from Beach Road. The predominant soil types are Russell silt loam, Xenia silt loam, and Brookston silty clay loam. Investigate the income potential of this offering with tillable land in a great location.

Inspection Date:
SATURDAY, DECEMBER 7
10 AM - 12 NOON
Meet a Schrader representative at the property.

OWNERS: WILLIAM B. AND ROBERT N. REA

Auction Manager: Nick Cummings, CAI, 740-572-0756

SCHRADER 800-451-2709
Real Estate and Auction Company, Inc. www.SchraderAuction.com

****2014-15 LEASE OPPORTUNITY OF 225± TILLABLE ACRES****

Due to the decision to retire, the Rea brothers will offer a contract for lease by sealed bid. This lease will be for 225± tillable acres (not to include any homes, buildings, or bins) all located near the farm on St. Rte. 753 South & Deer Park Rd. just north of Rainsboro, OH. Contact the Auction Company at 800-451-2709 for an Information Packet. Please direct any and all questions to Nick Cummings at 740-572-0756.

FARM EQUIPMENT TO SELL AT 10:30 AM - 8180 St. Rte. 753 S., Greenfield, OH

AUCTIONERS NOTE: Bob and Bill Rea have decided to retire from farming and will be offering a quality line of equipment for auction. This equipment has been well maintained and is in excellent working order. Please bring your trailers. Loading will be available on auction day. ALL HOURS AND MILES ARE PRIOR TO 2013 HARVEST SEASON.

EQUIPMENT QUESTIONS: Call Bill 937-603-6939 or Bob 614-264-8883

SALE ORDER: 30-45 minutes of small items, tillage/planting, tractors, harvest equipment, hay equipment, misc equipment

Inspection Date:
SATURDAY, DECEMBER 7
10 AM - 2 PM
All hours & miles are prior to 2013 harvest season.



TRACTORS

- 1998 JD 7810 MFWD, 18.4R 42 duals, 16.9R 28 front tires, 540/1000 pto, 3400 hrs, quad range, SN 014514
- 1996 JD 7400 MFWD 18.4R 38 rear tires, 340/85R 28 front tires, 5234 hrs, 3 pt, 3 hydraulic remotes, 540 pto, SN 006548
- JD 740 loader w/ 6' material bucket
- 1992 JD 4560, MFWD, 6023 hrs, 18.4R 46 duals, 16.9R 30 front, 3pt, pto, 15 speed power shift, 3 hyd remotes, front weights, SN 002352
- 1967 JD 2510 diesel, narrow front, 3 pt, 15.5-38 rear, 1 hydraulic remote, 6,000 Hrs, overhauled, 6.50-16 6 ply front tires, SN 010196,
- 1966 JD 2510 gas, narrow front, 15.5R 38 tires, 3 pt, 1 hydraulic remote, 3220 actual hrs, 540 pto, SN 004931
- JD 310 D backhoe, 4x4 turbo, 19.5L- 24, 12-16.5 tires, joy stick control, 100 hrs on new reverser, 18" digging bucket, cab w/ heat, 7250 hrs

HARVEST EQUIPMENT

- 2002 JD 9650 STS combine, 4x4, Big Top Hopper, 2015 engine hrs, 1327 separator hrs, 800/65R 32 drive tires, 18.4 R 26 rear tires, chopper, Green Star ready, Contour Master, Star ITC Globe, brown yield monitor box & screen, SN 697152
- 1982 JD 643 corn head w/ poly conversion, SN 516465
- 2002 JD 930F grain head, full finger, SN 696943
- 6 row Piqua header cart
- 30' header cart
- DMI D-470 Big Little gravity bed

- wagon, double door, brakes, 16.5L-16.1SL tires
- (3) Killbros 385 gravity bed wagons, 12 R 22.5 tires
- Killbros 1950 grain cart, roll tarp, front auger, 1000 pto, hydraulic spout, 900/60R-32 tires, automatic chain oiler
- (2) Westfield MK 100-61' swing away auger, 540 pto, hydraulic raise
- Westfield WR 100-31' unload auger, 540 pto

HAY EQUIPMENT

- 9' JD 926 MOCO disc mower w/ impellers, hyd swing, 540 pto
- 25' Mac Don 3000 swather/drapper, 540 pto, narrow transport
- NH 256, 5 bar rake
- Sitrex ST 520 4 spool hay tedder
- (5) 20' flat rack wagon w/ steel beam runners & 10 ton gears
- JD 348 baler, wire tie, hydraulic tension, w/ oiler
- 20' Hayvator w/ transport wheels, electric motor
- Hoelsher 10 bale grapple
- Round bale spear

FERTILIZER EQUIPMENT

- Melroe 220 Spra-Coupe, 60' booms, 4 speed, Raven 220 monitor, w/ foam marker, 220 gal tank
- FDS tandem axle dry fertilizer spreader, 540 pto, 8 ton lime, 6 ton fertilizer
- AG Systems 1000 gal tandem axle nurse trailer w/ pump
- AG Systems 28% applicator, w/ 800 gal tank, 11 coulter, new John Blue double piston pump
- 1500 gal poly tank on heavy duty wagon, 13 ton Unverferth gear
- Misc flat bottom poly tank

- 650 gal 28% nitrogen
- 3000 flat bottom poly
- 2500 flat bottom poly

TILLAGE/PLANTING

- JD 1780 16/31 conservation planter, Max Emerge Plus Vacuumeter, front fold, 3 bu. boxes, no-till, cast closing wheels, pneumatic down pressure
- 18' 3 inch JD 637 hydraulic fold disc, 7.5 spacing, rear hitch, rear hydraulics
- 18' Unverferth rolling harrow, hydraulic fold, double basket
- JD 7200 12x30 corn planter w/ dry fert, no till, insecticide, front fold
- 15' JD end wheel drill w/ grass seed double box
- Killbros 350 gravity bed w/ Killbros #215 brush auger
- IH 720 5x16 auto-reset plow
- JD 714 7-shank disc chisel
- 20' JD 400 rotary hoe, end transport
- 14' cultipacker
- 3 btm x 16" JD plow, 3 pt

MISC. EQUIPMENT

- 15' Bush Hog 2615 Legend rotary cutter, 540 pto, hydraulic fold
- Greenline 12" post hole digger, 3 pt
- 7' JD 709 rotary cutter, 3pt
- Snowco grain cleaner
- 6' King Kutter box scraper, 3pt
- 1985 Ford Bronco XLT, 4x4, 15/38.5-15LT tires, auto, 82,013 mi.
- JD 18.4 R 38 snap-on duals w/ spacers
- 5' x 8' TSC lawn mower trailer w/ mesh gate

EQUIPMENT QUESTIONS: Call Bill 937-603-6939 or Bob 614-264-8883



LIVE INTERNET BIDDING
Visit SchraderAuction.com for Details
or call Zach Hiner 260.437.2771

