

- 260+ ACRES of TILLABLE CROPLAND
- PREDOMINANTLY FINCASTLE AND XENIA SOILS
- SYSTEMATIC TILING - with over 1/4 Million Feet of Tile
- ESTATE BUILDING SITES
- Country Home and NICE set of Farm Buildings
- with 50,000 BU. GRAIN STORAGE
- DEVELOPMENT POTENTIAL
- Municipal Water at the road - Frontage on 3 Roads!
- OUTSTANDING LOCATION
- Only 2.5 mi. from Miami University, 30 min. to Cincinnati!
- Across from Miami University Bachelor Nature Preserve

290± Acres
in 10 Tracts from 4.5 to 120.8 Acres



The Fillager Farm is situated in Northern Butler County just outside the Oxford city limits. Whether you're a crop farmer, home building/developer or investor, this property warrants your attention. Well-Drained soils and LOCATION, LOCATION!

OXFORD, OHIO | BUTLER COUNTY | MILFORD TWP.

PRIME LAND AUCTION

290± Acres
offered in 10 Tracts

- 260+ ACRES of TILLABLE CROPLAND
- PREDOMINANTLY FINCASTLE AND XENIA SOILS
- SYSTEMATIC TILING with over 1/4 Million Feet of Tile (map available)
- ESTATE BUILDING SITES
- Country Home and NICE set of Farm Buildings with 50,000 BU. GRAIN STORAGE
- DEVELOPMENT POTENTIAL
- Municipal Water at the road - Frontage on 3 Roads!
- OUTSTANDING LOCATION
- Only 2.5 mi. from Miami University, 30 min. to Cincinnati!
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800.451.2709 | SchraderAuction.com



TUESDAY, OCTOBER 23 • 6:00 PM
held at the Milford Twp. Community Center

877-747-0212
SchraderAuction.com



SCHRADER Corporate Offices
P.O. Box 508, 950 North Liberty Drive
Columbia City, IN 46725
800-451-2709 • 260-244-7606
www.schraderauction.com

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28	29	30	31			

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Auction Manager: Andy Walthers

#63198513759 • #000314452

Auctioneer / Broker: Rex D. Schrader

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877-747-0212 toll free

P.O. Box 202, Centerville, IN 47330



290± Acres
OFFERED IN 10 TRACTS
OXFORD, OHIO
BUTLER COUNTY
MILFORD TWP.

PRIME OHIO FARMLAND

OXFORD, OHIO | BUTLER COUNTY
MILFORD TWP.

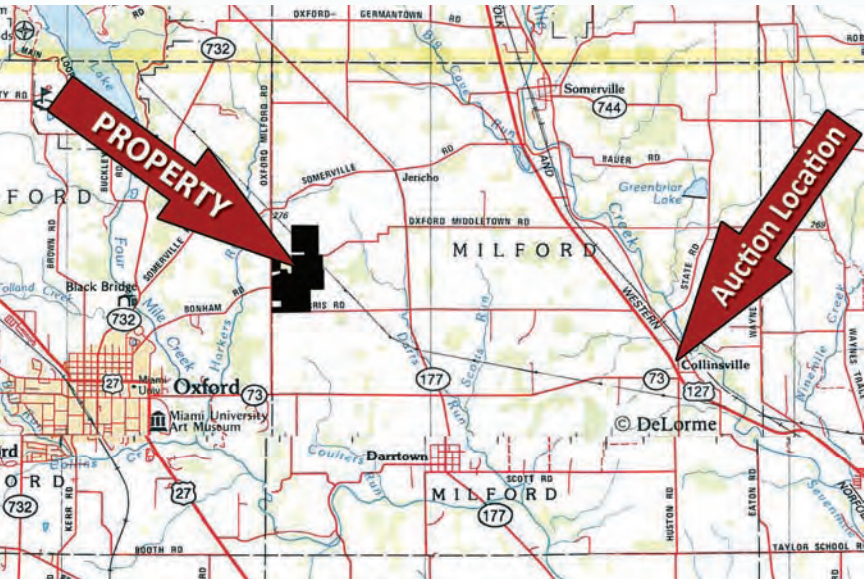
PRIME LAND AUCTION

290[±] Acres

offered in 10 Tracts

FILLAGER FARMS
1917

TUESDAY, OCTOBER 23 • 6:00 PM



PROPERTY LOCATION: 5420 Oxford Milford Rd. Oxford, OH 45056. The farmstead sits on the corner of Oxford Milford and Harris Roads and continues with frontage on Oxford Middletown Rd. From Oxford, at the intersection of US 27 and SR 73, travel east 1.5 miles on OH SR 73. Turn left (north) on Oxford Milford Rd. Travel 1 mile to the Farm. OR From OH SR 177 take Harris Rd. west 1.5 miles to the Farm

AUCTION LOCATION: MILFORD TOWNSHIP COMMUNITY CENTER at 5113 Huston Road, Collinsville, OH 45004. This is the old Collinsville School and sits northeast of the intersection of SR 73 & US 127.

OPEN HOUSES:
Saturday, SEPTEMBER 29TH • 9-11 AM
Thursday, OCTOBER 4TH • 4-6 PM
Saturday, OCTOBER 13TH 9-11 AM
Auction Day, OCTOBER 23RD 3-4 PM
Meet Agent on Tract 10

OWNER:
**Harry and Sueann
Fillager**

For Information Call **SCHRADER**
Real Estate and Auction Company, Inc.
877-747-0212 • SchraderAuction.com



TRACT DESCRIPTIONS: All acreages are approximate.

TRACT 1: 20± acres nearly all tillable. 800± ft. of frontage on Harris Rd. with a lot depth of 1089'±. The property is nearly level and currently in crop production. Outstanding estate-size building tract. Quality Fincastle, Xenia and Miamian soils. Municipal water at the road. Talawanda Schools!

TRACT 2: 25± acres nearly all tillable with 2 acres of grassed waterways. This parcel has 1,000 ft. of frontage on Harris Rd. with a lot depth of 1089'±. The property is nearly level and currently in crop production. Build your dream home here!

TRACT 3: 120.8± acres with 118± tillable. Approx. 1 acre of woods and the balance in improved waterways. This parcel has 2,040± ft. of frontage on Oxford-Middletown Rd. and an owned 70' access lane on Harris Rd. Great investment tract with long-term development potential. Systematically tiled. Consider combining Tracts 1 thru 3 for a 162 acre field. Quality Fincastle and Xenia soils that are pattern tiled with 60' spacing.

TRACT 4: 64.7± acres nearly all cropland with 4± acres of improved waterways. 810± ft. of frontage on Oxford-Middletown Rd. Add this piece to your cropping operation.

TRACT 5: 5± acres building tract currently in crop production. Corner lot with 515± ft. of frontage on Oxford-Middletown Rd. and 422± ft. of frontage on Oxford-Milford Rd. Municipal water on both roads. Talawanda School District!

TRACT 6: 5± acres building tract currently in crop production. 422± ft. of frontage on Oxford-Milford Rd. Pretty site backing up to a mature woods.

TRACT 7: 23.1± acres. A BEAUTIFUL Tract here. Combination of 9± Acres of mature woods with the balance in open land. 602± ft. of combined frontage on Oxford-Milford Rd.

TRACT 8: 17.1± Acres with beautiful rolling land. Currently in grass and crop production. Great place for your estate-home.

TRACT 9: 4.5± Acres. Potential building tract across from the Miami University Bachelor Nature Preserve.

TRACT 10: 5± Acres with Improvements. Nice country 2/3 BR home with 1 Bath. Original woodwork and hardwood floors. This is a very attractive farmstead with buildings in good repair. 50,000 bushels of storage consisting of (5) 10,000 bushel Behlen Bins with aeration floors and a Sukup continuous flow drying system. Outbuildings include a 103'x 51' Quanset machinery shed w/concrete floor, 120'x 40' 2-story barn, detached garage and 14'x24' storage barn. Nice corner location with entrances off of both roads.



Auction Terms & Procedures

PROCEDURES: The property will be offered in 10 individual tracts, any combination of tracts, or as a total 290± 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.

DOWN PAYMENT: Real Estate 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 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 owner's title insurance will be the responsibility of the Buyers(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: Sellers shall provide a Warranty Deed at closing.

CLOSING: The balance of the real estate purchase price is due at closing, which will take place within 15 days of presentation of title policy projected to be 30 days.

POSSESSION: Possession will be delivered at closing on Tracts 1 thru 9 with regards to tenant's rights of removing the 2012 crop. Possession of Tract 10 with the improvements will be 30 days after closing. Buyer(s) to receive 2013 crop rights.

REAL ESTATE TAXES: Buyer to assume the tax payment due and payable in February of 2013. All CAUV Recoupment will be at the expense of the Buyer.

ACREAGE: All boundaries are approximate and have been estimated based on current legal descriptions and survey completed by Brosey Surveying Company dated 10/15/2008

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. Most tracts have existing surveys.

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

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

ZONING: This property is zoned Agricultural and all transfers are subject to the Butler County Zoning Ordinances.

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 "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 decision of the Auctioneer is final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.