

## Auction Terms & Procedures

**PROCEDURES:** The property will be offered in 6 individual tracts, any combination of tracts, or as a total 98.5± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Tract 6 is a "Swing Tract" and must be bid in combination with an adjoining Tract.

**DOWNPAYMENT:** 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 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 agrees to furnish Bid-

ders 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:** Seller shall provide a Trustee's Deed.

**CLOSING:** The balance of the real estate purchase price is due at closing, which will take place within 15 days of presentation of marketable title projected to be on or before March 20, 2013.

**POSSESSION:** Possession will be delivered at closing. Buyer(s) to receive 2013 crop rights.

**REAL ESTATE TAXES / ASSESSMENTS:** Buyer to assume the taxes due and payable in 2014. All prior taxes will be paid by the Seller. All CAUV Recoupment taxes for 2011 pay 2012 were \$ 3,068.42/ year.

**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. If a survey is needed, Buyer(s) and Seller will share survey expense 50:50. If the property sells in its entirety, no new survey will be completed.

**FSA INFORMATION:** See Agent

**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 "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 to 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.**



950 N. Liberty Dr.,  
Columbia City, IN 46725

AUCTION MANAGER:  
Andy Walther 765-969-0401

# 63198513759, #000314452

Follow us on:



**98.5 Acres** HAMILTON, OHIO, BUTLER CO., MORGAN TWP.



### FEBRUARY 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		

**800-451-2709**  
**www.schraderauction.com**

dm - 611

**98.5± Acres**

OFFERED IN 6 TRACTS

- 76.09± FSA TILLABLE ACRES with more possible - "BUYER RECEIVING 2013 CROP RIGHTS"
- PREMIUM FINCASTLE, RAUB, AND XENIA SOILS
- 3/4 ACRE POND FOR RECREATION
- 2-STORY COUNTRY HOME with Complete Farmstead
- OUTSTANDING LOCATION
- 15 miles northwest of Cincinnati, OH
- 15 miles south of Oxford, OH

HAMILTON, OHIO, BUTLER COUNTY, MORGAN TOWNSHIP



The SCHWAB FARM boasts premium soils, an outstanding location, and attractive "vintage" Farmstead. Whether you're a crop farmer or rural home buyer, this property warrants your attention!

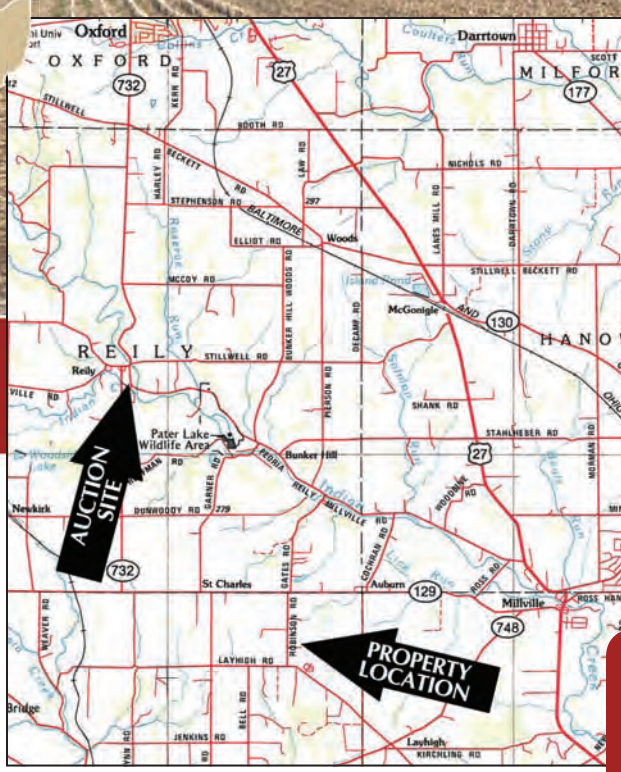
**Ohio Land Auction**  
**TUESDAY, FEBRUARY 12<sup>TH</sup> • 6 PM**



# 98.5<sup>±</sup> Acres

## Land Auction

**TUESDAY**  
**FEBRUARY 12 • 6 PM**



**PROPERTY LOCATION:**  
**1450 ROBINSON RD. HAMILTON, OH 45013.**  
The farm sits approximately 15 miles south of Oxford, OH. **From Oxford** take US 27 south 10 miles to Millville. Follow US 27 through the stoplight in Millville, after the stoplight turn right in approx. 300 ft. on Walnut St. travel 0.3 miles to OH SR 129 which is High St. and then turns into Hamilton-Scipio Rd. Travel west 3.5 miles to Robinson Rd. on your left. Located in Section 1 of Morgan Township.

**AUCTION SITE:**  
**REILY COMMUNITY CENTER (Old Reily School)** located at **6093 Reily-Millville Rd., OXFORD, OH 45056.** **From Oxford** on US 27 travel south of Oxford 9 miles to Reily-Millville Rd. then right (west) 5 miles to the Auction Site.

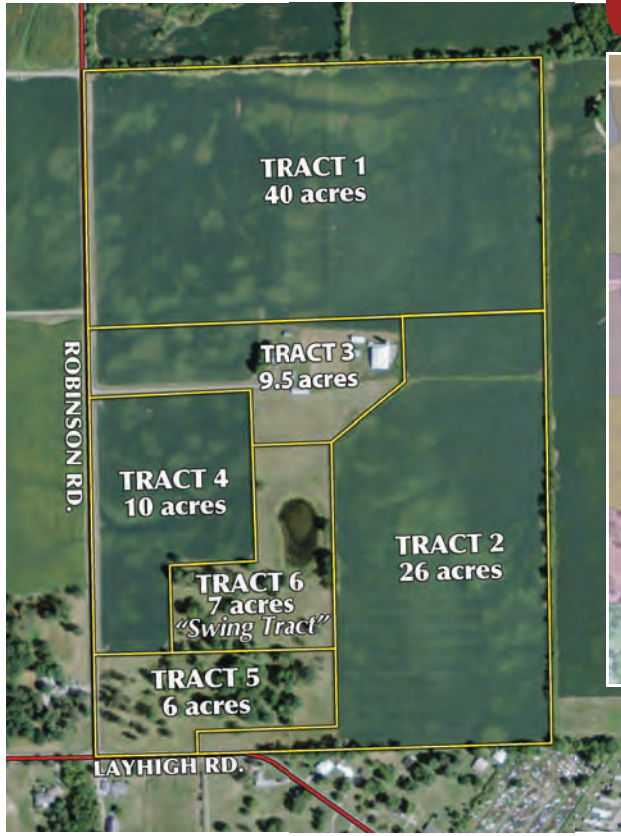
**TRACT DESCRIPTIONS:**  
*All acreages are approximate.*  
**TRACT 1: 40± Acres** nearly all cropland w/ 950' of frontage on Robinson Rd. This is a great investment tract with predominately Fincastle, Raub, and Xenia soils.

**TRACT 2: 26± Acres** nearly all cropland w/ 200' of frontage on Layhigh Rd. Combine with Tract 1 for 66 acres of quality soils.

**TRACT 3: 9.5± Acres** with all the improvements. Approx. 285' of frontage on Robinson Rd. **2-story farmhouse** w/3 BR and 1-full bath. Outbuildings include a 2 car vinyl-sided garage, 3-bay open sided block barn, 16' x 40' metal sided machinery shed, 2-story livestock barn with hand-hewn beams, 10' x 40' concrete silo, and a double corn-crib w/ concrete center floor. A fine looking farmstead. Come examine all of the POSSIBILITIES here!

**TRACT 4: 10± Acres** nearly all cropland w/ 950' of frontage on Robinson Rd. Quality soils.

**TRACT 5: 6± Acres** located on the corner of Robinson & Layhigh Rd. Beautiful potential building tract here w/ pastureland and scattered



**INSPECTION TIMES:**  
Saturday, JAN. 26<sup>TH</sup> • 2-4 PM  
Thursday, JAN. 31<sup>ST</sup> • 2-4 PM  
Auction Day: 3-4 PM  
*Or Contact Agent for Showing*



SOIL TYPES	
Symbol	Soil Name
XeB	Xenia silt loam
RvB2	Russell-Miamian silt loams
RdA	Raub silt loam
FcA	Fincastle silt loam
FdA	Fincastle silt loam
MtC2	Miamian-Russell silt loams
MsC2	Miamian-Russell silt loams

mature trees. 375' of frontage on Robinson Rd and 380' on Layhigh Rd. Possibly could be converted back to cropland.

**TRACT 6: 7± Acres "Swing Tract"**. 3/4 Acre pond, the balance in pasture and mature trees. Combine this with an adjoining tract to create a great recreation area. This is a beautiful setting.



**OWNER: ARTHUR SCHWAB TRUST**

Auction Manager:  
Andy Walther



For Information Call 1-877-747-0212 or 765-969-0401  
[www.SchraderAuction.com](http://www.SchraderAuction.com)