

AUCTION TERMS & CONDITIONS

PROCEDURE: The property will be offered in 5 tracts and the combination. There will be open bidding on all tracts and the combination of tracts during the auction as determined by the Auctioneer.

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 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. Buyer shall receive immediate possession with an additional 10% down on day of sale.

ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into purchase agreements at the auctions site immediately following the close of the auction. Sale is subject to the Sellers' approval.

DEED: Seller shall provide a Personal Representative's Deed and an Attorney's Certificate of Title.

CLOSING: The balance of the purchase price is due at closing, which will take place within 30 days following the auction. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession shall be on the day of closing, immediately following the closing.

REAL ESTATE TAXES: The Real Estate taxes shall be pro-rated to the

day of closing.

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 the tract divisions in this auction create new boundaries. Solely the Seller shall determine any need for a new survey. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance.

AGENCY: Schrader Real Estate & Auction Co. 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. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conduct of his or her own independent inspections, investigations, inquiries, and due diligence

concerning the property. The information contained in the brochure is subject to verifications by all parties relying on it. The Seller or the Auction Company assumes no liability for its accuracy, errors, or omissions.

Conduct of the auction and increments of bidding are at the 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.

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, 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.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.



7009 N. River Road, Fort Wayne, IN 46815

Auctioneer: Jerry Ehle
phone: 260-749-0445 • 866-340-0445
email: auctions@schraderauction.com

FEBRUARY 2013						
SUN	MON	TUE	WED	THU	FRI	SAT
3	4	5	6	7	1	2
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28		



866-340-0445
SchraderAuction.com

FARM LAND AUCTION Tontogany, OH • Wood Co. **175 Acres** Offered in 5 Tracts

FARM LAND AUCTION Tontogany, Ohio • Wood County

175 Acres
Offered in 5 Tracts

VERY PRODUCTIVE SOILS



Monday, February 25 • 6pm
Held at the American Legion Post 441 - Tontogany, OH



FARM LAND AUCTION

MONDAY, FEBRUARY 25, 6PM

175 ACRES

Offered in 5 Tracts

VERY PRODUCTIVE SOILS

TRACT LOCATIONS:

Tracts 1 – 3 Along Range Line Road, north of Tontogany

Tracts 4 – 6 Bordered by Sugar Creek, Scott, and Otsego Pike, north of Tontogany

AUCTION LOCATION: American Legion Post 441, Tontogany Road, Tontogany, Ohio

TRACT 1: 21.2 ACRES with frontage along Range Line Road. A level field with soils being Mermill-Aurand complex.

TRACT 2: 50 ACRES with frontage along Range Line Road. A level field with soils being Mermill-Aurand complex.

TRACT 3: 20 ACRES with frontage along Range Line Road and Scott Road. A level field with soils being Mermill-Aurand complex

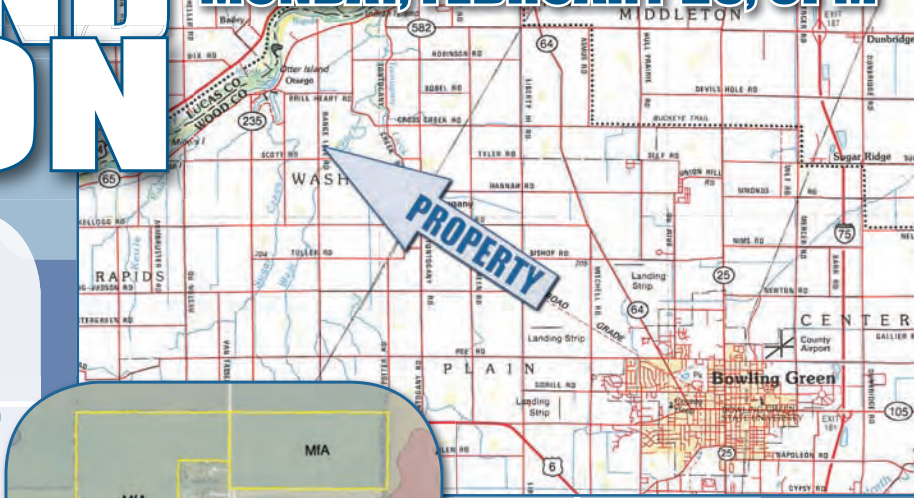
TRACT 4: 7 ACRES with frontage along Sugar Creek Road and backs up to the Sugar Creek ditch. This tract is tillable, but also may offer a great potential building site.

Soils are also Mermill-Aurand with a small amount of Rimer and Tedrow

TRACT 5: 77 ACRES with access frontage along Scott Road and Otsego Pike. This is level and the soils are mostly Merrill-Aurand.

Owner: Betty J. James Trust

Auction Manager: Jerry Ehle



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