

AUCTION TERMS & CONDITIONS

PROCEDURE: The property will be offered in 3 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 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 1% down on day of sale.

ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into purchase agreements at the auction site immediately following the close of the auction. Seller reserves the right to reject any and all bids.

EVIDENCE OF TITLE: Seller shall provide an Owner's Title Insurance policy in the amount of the purchase price.

DEED: Seller shall provide a Trustee's Deed for part of Tract 1 and all of Tracts 2 and 3 and also a Warranty Deed for part of Tract 1.

CLOSING: The balance of the purchase price is due at closing, which will take place within 30 days following the auction. Costs for an Auctioneer:

SCHRADER
Real Estate and Auction Company, Inc.

7009 N. River Road, Fort Wayne, IN 46815

Auctioneer: Jerry Ehle

phone: 260-749-0445 • 866-340-0445

email: auctions@schraderauction.com

866.340.0445

www.schraderauction.com



APRIL 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			

OHIO FARMLAND Auction

Very Productive Soils

Held at the American Legion Post 441 - Tontogany, OH

MONDAY, APRIL 8 • 6PM

173± Acres

Offered in 3 Tracts

Tontogany, Ohio
Wood County

OHIO FARMLAND Auction

Tontogany, Ohio • Wood County

173± Acres

Offered in 3 Tracts

insured closing shall be shared 50:50 between Buyer(s) and Seller. Possession shall be on the day of closing, immediately following the closing. Buyer shall receive immediate possession with an additional 10% down on day of sale.

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: Schradet 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 verification 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 exclude 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, refusal 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.

PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

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Real Estate and Auction Company, Inc.
SCHRADER

OHIO FARMLAND

Auction Tontogany, OH
Wood County

173± Acres

Offered in 3 Tracts

MONDAY, APRIL 8 • 6PM

AUCTION LOCATION: American Legion Post 441,
18086 Tontogany Road, Tontogany, Ohio

FARM LOCATION: Tracts 1 & 2; Washington Township, Section 25 and 30. Both are located along Range Line Road, just south of W. River Rd. (Ohio 65).

Tract 3; Washington Township, Section 30. This tract adjoins tract 2 to the south and has access off of Cross Creek Road.

TRACT 1: 52.06 ACRES with frontage along Range Line Road. A level field, all tillable, with soils being Mermill-Aurand complex and Nappanee loam. There is no access off of W. River Road to this tract.

TRACT 2: 74.75 ACRES with frontage along Range Line Road. There is also access off of W. River Road to this tract. A level field, mostly tillable, with soils being a mix of Mermill-Aurand complex and Nappanee loams. There is a small portion of this tract on the southeast corner which is partially wooded and creek bottom.

TRACT 3: 45.87 ACRES with access off of Cross Creek Road. A level field, mostly tillable, with soils being mostly Aurand loam and some Mermill-Aurand.

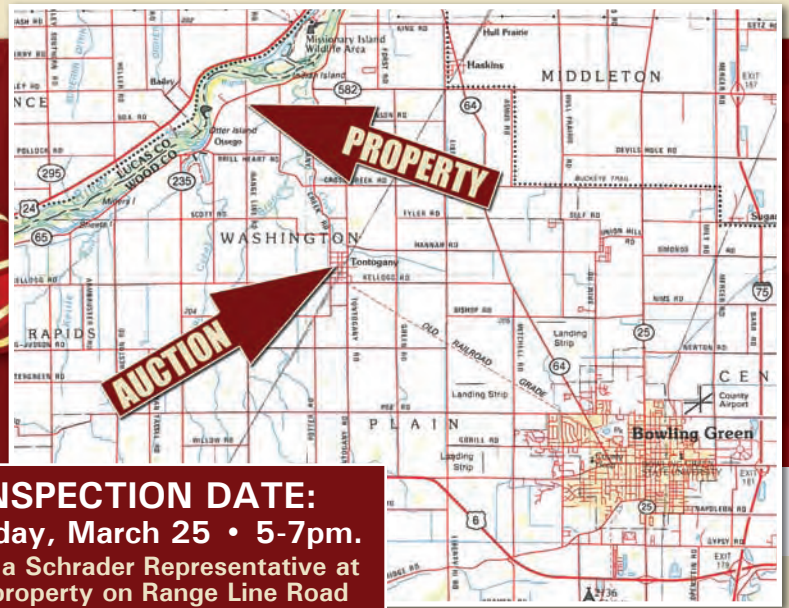
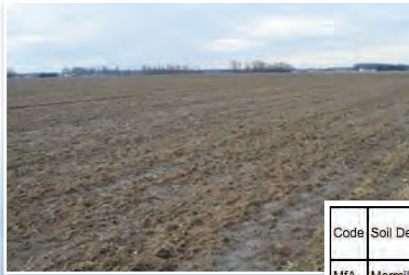
SELLER: Paul E. Croy, Trustee
& Donna L. Martin Trustee

AUCTION MANAGER: JERRY EHLE 260-749-0445

SCHRADER
Real Estate and Auction Company, Inc.

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866-340-0445



INSPECTION DATE:
Monday, March 25 • 5-7pm.
Meet a Schrader Representative at
the property on Range Line Road
Walk-over Inspections Permitted.

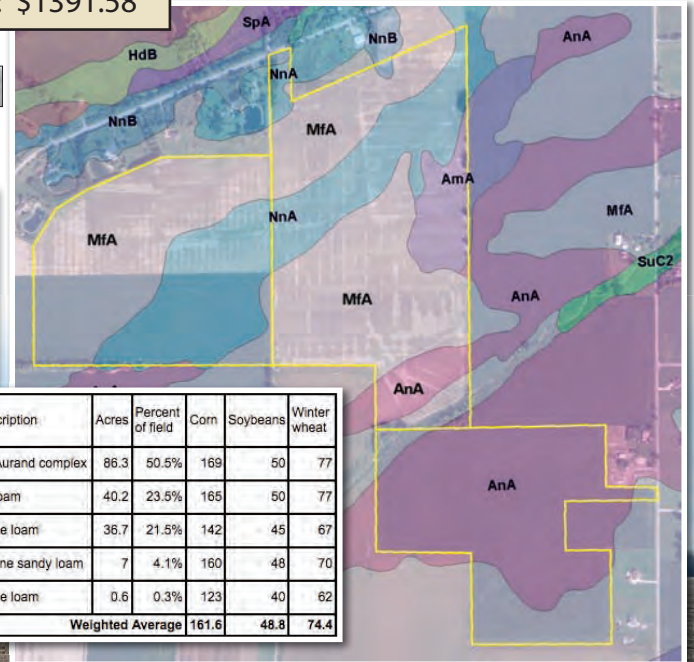


ANNUAL TAXES:

Tract 1: \$1254.30

Tract 2: \$1913.44

Tract 3: \$1391.58



Code	Soil Description	Acres	Percent of field	Corn	Soybeans	Winter wheat
MfA	Mermill-Aurand complex	86.3	50.5%	169	50	77
AnA	Aurand loam	40.2	23.5%	165	50	77
NnA	Nappanee loam	36.7	21.5%	142	45	67
AmA	Aurand fine sandy loam	7	4.1%	160	48	70
NnB	Nappanee loam	0.6	0.3%	123	40	62
Weighted Average				161.6	48.8	74.4