

SCHRADER
Real Estate and Auction Company, Inc.
OHIO OFFICE: 2663 Lewis Rd. NE
Washington C.H., Ohio 43160

AUCTION MANAGERS:

Nick Cummings, CAI • 740-572-0756
Dale Evans • 260-894-0458

| AUGUST 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 |

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OHIO LAND AUCTION
180± Acres
Offered in 6 Tracts

The Estate of Clarence Brown Jr.

OHIO LAND AUCTION
Circleville, Ohio | Pickaway County

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The Estate of Clarence Brown Jr.

- Productive Tillable Land
- Rural Home and Out Buildings with 7.3± Acres
- West Fall School District
- Investigate the Income Potential



SCHRADER
Real Estate and Auction Company, Inc.

Held at the Mt. Sterling Community Center - Mt. Sterling, OH

WEDNESDAY, AUGUST 28 • 6PM

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Circleville, Ohio | Pickaway County

The Estate of Clarence Brown Jr.

- Productive Tillable Land
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- 28 miles south of Columbus, OH
- 13 miles east of Mt. Sterling, OH
- 6 miles west of Circleville, OH

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AUCTION LOCATION: Mt. Sterling Community Center – 164 E. Main Street, Mt. Sterling, OH 43143. From the intersection of US 62 and SR 56, travel north on W. Main Street for .3 mile and turn left at Veterans Field Park.

DIRECTIONS TO PROPERTY: 5310 W. SR 56, Circleville, OH 43113. From intersection of SR 56 and SR 22 near Circleville, travel west on SR 56 for 4.5 miles to the property on both sides of road. Watch for signs. From Mt. Sterling, OH, travel east on SR 56 for 13.5 miles to the property on both sides of road. Watch for signs.



TRACT 1: 34.6± acres of productive cropland. This tract boasts Kokomo silty loam and Crosby silt loam soils and easy access off of SR 56.



TRACT 4: 3 bedroom, 1.5 bath country home on 7.3± acres. This 1,410 sq. ft. ranch on a full basement features a newer roof, vinyl siding, and a great location and setting with mature trees. The home has hardwood floors, cedar-lined closets, a Lennox fuel oil furnace, central air, 200 amp service with an updated breaker box, and a newer pressure tank. The detached 22' x 42' garage has a 16' overhead door and a walk-in door. The 40' x 60' pole barn has end sliders and 2 walk-in doors and would be ideal for storage or livestock.

ROOM DIMENSIONS:

| | |
|----------------|-------------|
| Kitchen | 6'8" x 7' |
| Family Room | 15' x 26' |
| Master Bedroom | 11'5" x 14' |
| Bedroom 2 | 11'5" x 10' |
| Bedroom 3 | 9'5" x 17' |
| Full Bath | 7'5" x 11' |
| Half Bath | 5' x 6' |
| Entry | 6' x 8' |
| Mud Room | 6'8" x 7' |



TRACT 5: 28± acres of productive farmland with Westland silty clay loam and Miamian-Kendallville silt loam soils. Road frontage along Yankeetown Pike, Smith-Hulse Rd., and SR 56. There is a small triangular piece of land between SR 56 and Yankeetown Pike that is included in Tract 5.



TRACT 6: 27.9± acres of productive farmland with Westland silty clay loam, Miamian clay loam, and Eldean loam soils. Road frontage along Smith-Hulse Rd.

FSA and tax information available upon request.

OWNERS: The Estate of Clarence Brown, Jr., Pickaway County Probate Estate Case # 20121239, Brent Donohoe and Charles Rihl, Co-Executors, Eric B. Fenstermaker, Attorney for Co-Executors
AUCTION MANAGERS: Nick Cummings 740-572-0756 & Dale Evans 260-894-0458

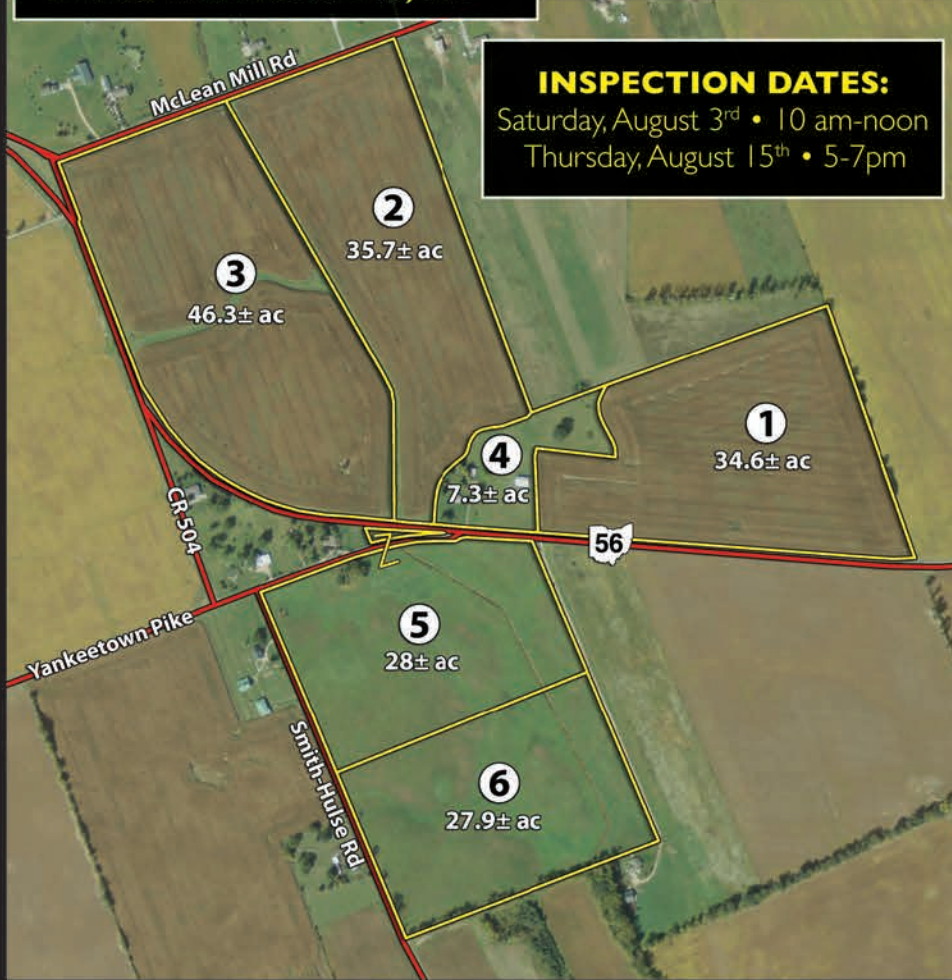
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INSPECTION DATES:
Saturday, August 3rd • 10 am-noon
Thursday, August 15th • 5-7pm



AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 6 individual tracts, any combination of tracts and as a total 180± 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: 10% down payment on the day of auction for individual tracts or combinations of tracts. 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 purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection.
EVIDENCE OF TITLE: The Seller shall provide a preliminary opinion of title to be made available to prospective bidders for review prior to bidding. If any buyer elects to purchase title 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. All tracts 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 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 taxes due and payable 2015, except that the real estate taxes for the auction tract which includes the home shall be prorated to the day of closing. If usage is changed, the Buyer is responsible for CAUV Recoupment.

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. Buyer(s) and Seller shall share survey expense 50:50.
FSA 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 of 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.