



AUCTION LOCATION

PROPERTY LOCATION

46 miles Southeast of Dayton
60 miles Southwest of Columbus
67 miles Northwest of Cincinnati

AUCTION LOCATION AND DIRECTIONS:
Sabina Elementary School
246 W. Washington St. (US 22/SR 3)
Sabina, OH 45169.
FROM SR 729 IN DOWNTOWN SABINA,
travel west on W. Washington Street (US 22/
SR 3) for .3 mile to school.

PROPERTY LOCATION AND DIRECTIONS:
3129 Hornbeam Road, Sabina, OH 45169
FROM SABINA, OH: travel on US 22 / SR 3 west for 1 mile to Hornbeam Rd. Turn left (southeast) and travel 2.8 miles to the property. Watch for auction signs.
FROM WILMINGTON, OH: travel on US 22 / SR 3 east for 7 miles to Hornbeam Rd. Turn right (southeast) and travel 2.8 miles to the property. Watch for auction signs.

OWNERS:
Craig and Cathy Beam

Auction Managers:
N&A Coverings, 798-573-0756
Dale Evans, 260-894-0458

SCHRADER
Real Estate and Auction Company, Inc.
800-451-2709
SchraderAuction.com

AUCTION TERMS & CONDITIONS:
PROCEDURE: The property will be offered in 5 individual tracts, any combination of tracts and at a single 213± acre unit. There will be open-bidding on all tracts (with saving tract limitations) 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. *No bidding is not conditional upon financing, to be sure you have arranged financing, financing and are capable of paying cash at closing.*
ACCEPTANCE OF BID PRICES: Successful bidders 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 Seller's 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 life insurance, the cost thereof shall be at each buyer's sole expense. Seller agrees to provide inescapable 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 auction tract which includes the home shall be delivered within 30 days after closing. Possession of the other auction tracts shall be delivered subject to tenant's rights for the remainder of the 2013 crop year.
RURAL ESTATE TAXES: Buyer shall assume real estate taxes beginning with the 2014 calendar year taxes due and payable 2013, 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 CAJV 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 tract divisions in this auction. Buyer(s) and Seller shall share survey expense 50/50.
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 by the auction and movements of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents warrant 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.

Ohio Real Estate Auction
THURSDAY, AUGUST 29 • 6:00 PM
held at the Sabina Elementary School

SCHRADER
Real Estate and Auction Company, Inc.

Prime Tillable Land

OFFERED IN 5 TRACTS
213± acres

SABINA, OHIO
Clinton County
Wayne & Richland Townships

Extraordinary Rural Estate

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950 N. Liberty Drive
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AUGUST 2013

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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Through Schrader's Maximum Marketing Method of Selling Real Estate you can bid on any tract, combination of tracts or the entire property. Put together the combination of tracts that best fits your needs and desires.