

240± Quality Productive Farmland

OFFERED IN 4 TRACTS | CONCORD TWP. • ROSS COUNTY

NOVEMBER 2013						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
					8	9
					15	16
					22	23
					29	30
3	4	5	6	7	14	15
10	11	12	13	20	21	22
17	18	19	20	27	28	29
24	25	26	27	28	29	30



OHIO OFFICE: 2663 Lewis Road NE
Washington Court House, OH 43160

740-572-0756 • 800-556-6353

email: auctions@schraderauction.com

Auction Manager: Nick Cummings, CAI

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real estate AUCTION

Thursday, November 14 • 6 PM

held at The Brick, 113 East High Street, Frankfort, OH

EXCELLENT KOKOMO & CELINA SOILS

Quality Productive Farmland

240± Acres

OFFERED IN 4 TRACTS

ROSS CO., CONCORD TWP., OHIO

Attention: Farmers, Investors, Developers

ATTENTION: FARMERS, INVESTORS, & DEVELOPERS

ROSS COUNTY, OHIO
CONCORD TWP.

240± Acres

OFFERED IN 4 TRACTS

Quality Productive Farmland

Excellent Kokomo & Celina Soils

real estate AUCTION

Thursday, November 14 • at 6:00 PM

held at The Brick, 113 East High Street, Frankfort, OH



ATTENTION: FARMERS, INVESTORS, & DEVELOPERS

Quality Productive Farmland

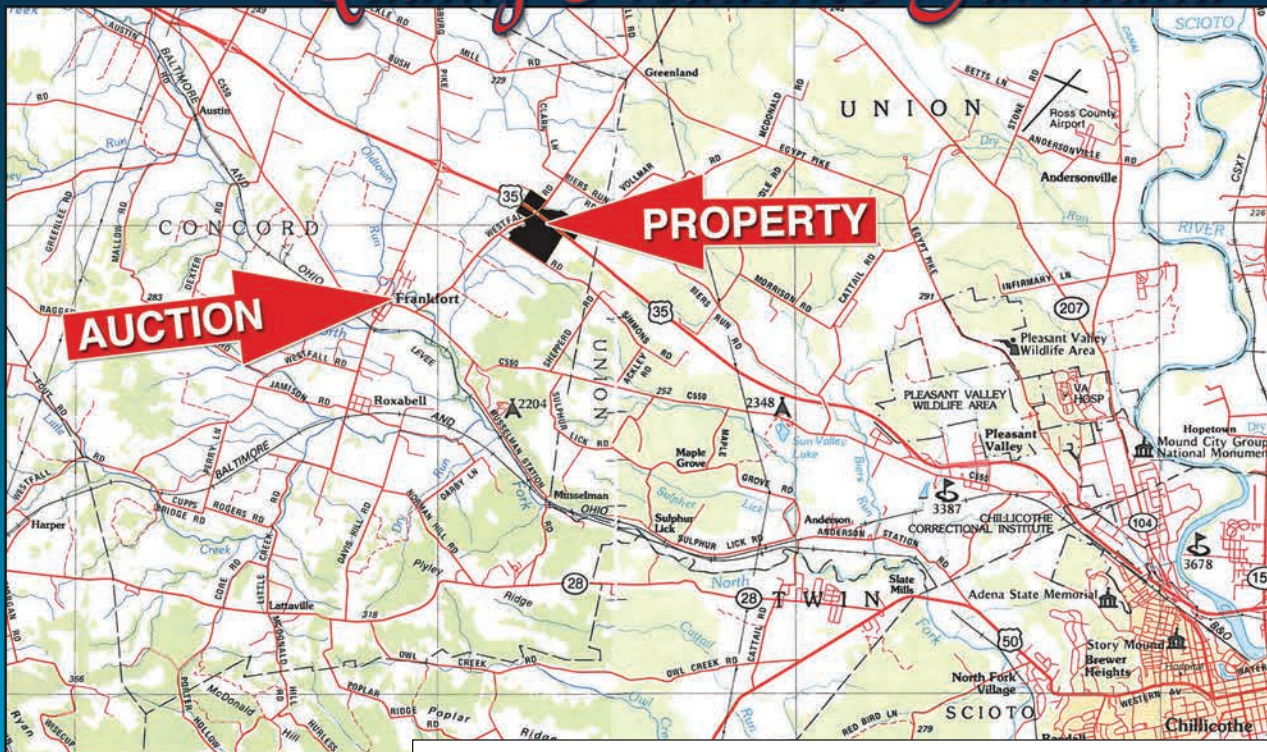
240± Acres

real estate

AUCTION

Thursday, November 14

6:00 PM



60 miles East of Dayton, OH • 16 miles East of Washington Court House, OH
10 miles West of Chillicothe, OH

CONCORD TOWNSHIP, ROSS COUNTY

PROPERTY LOCATION: At the intersection of US Route 35, Westfall Road and Simmons Road, Frankfort, OH

AUCTION LOCATION: Sunroom @ The Brick
113 East High Street
Frankfort, OH 45628



DIRECTIONS TO THE PROPERTY:

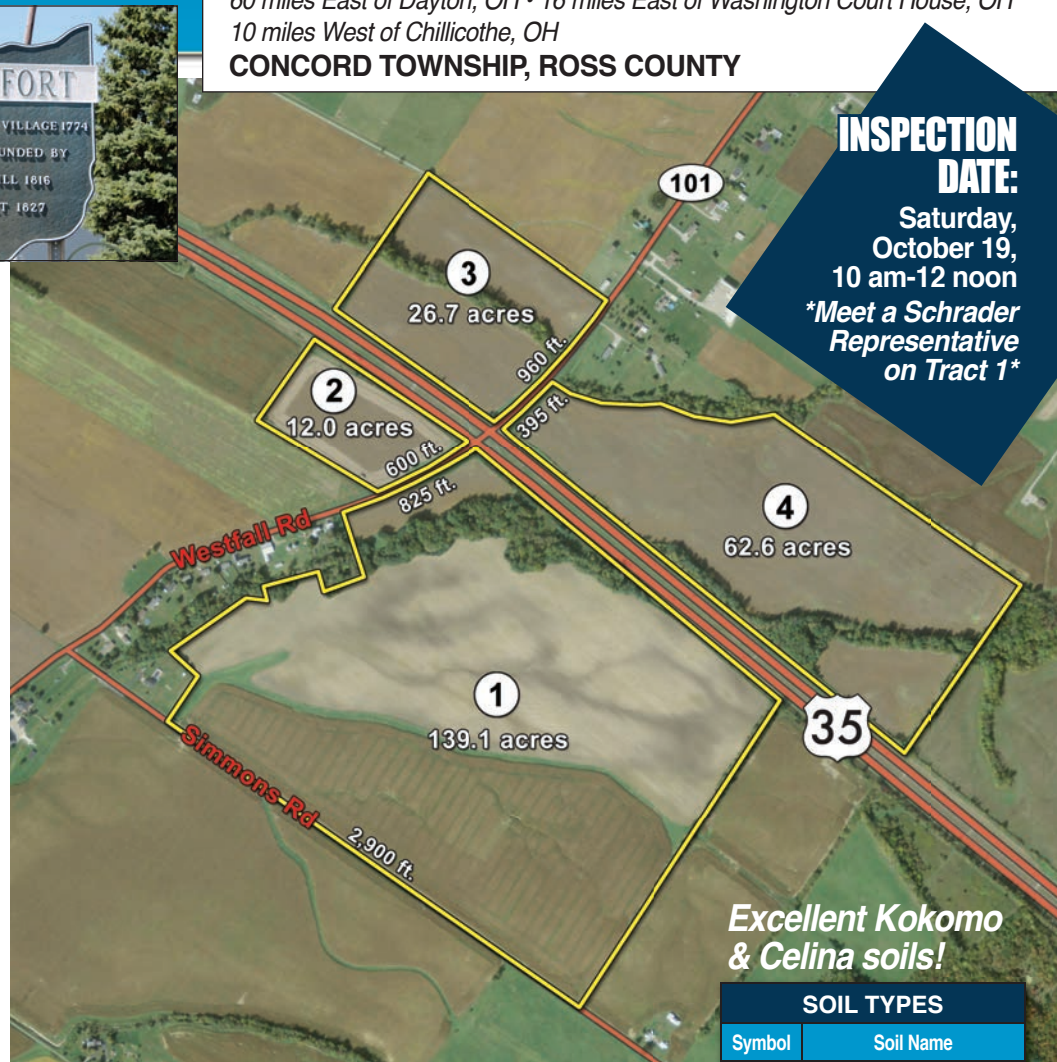
From US Route 35 (County Road 87), Frankfort exit - Take County Road 87 south 1.6 miles into Frankfort. In Frankfort, at the stop sign, turn left onto High Street. Go straight on High Street (which turns into East High Street) & travel .5 miles to Westfall Road. Turn left on Westfall Road and travel 1.8 miles to the property.

TRACT 1: 139.1± acres with approximately 127 acres tillable, predominately Kokomo soils. This highly productive tract has approximately 2900' of frontage on Simmons Road, and 825' frontage on Westfall Road. Features 2.52 acre grass waterway with access to a good drainage ditch.

TRACT 2: 12± acres with approximately 11.62 acres tillable. Highly productive, well-drained soils. This tract has approximately 600' of frontage on Westfall Road.

TRACT 3: 26.7± acres with approximately 24.17 acres tillable. This piece of prime agricultural land features 960' of frontage on Westfall Road and a drainage ditch lined with mixed hardwood trees.

TRACT 4: 62.6± acres with approximately 57.1 acres tillable. This tract has 395' of frontage on Westfall Road. Combine tracts 3 and 4 for 89± acres of superb soils with access to a good drainage ditch.



INSPECTION DATE:

Saturday, October 19, 10 am-12 noon
Meet a Schrader Representative on Tract 1

Excellent Kokomo & Celina soils!

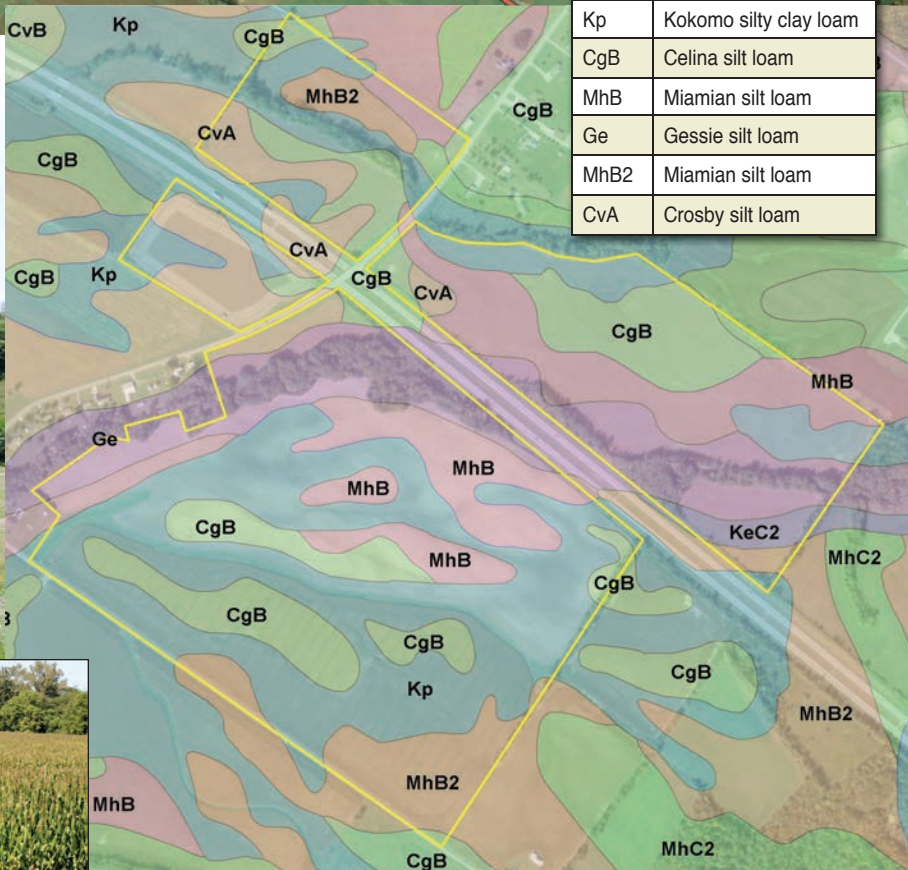
SOIL TYPES

Symbol	Soil Name
Kp	Kokomo silty clay loam
CgB	Celina silt loam
MhB	Miamian silt loam
Ge	Gessie silt loam
MhB2	Miamian silt loam
CvA	Crosby silt loam

SELLERS:
Premier Farms LLC

Auction Manager: Nick Cummings, CAI 740-572-0756

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



AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 4 individual tracts, any combination of tracts and as a total 240± 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 45 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. 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

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