



Investment Grade

Some of the Best Soils in Butler County

**Investment Grade and Nearly All Tillable!** 

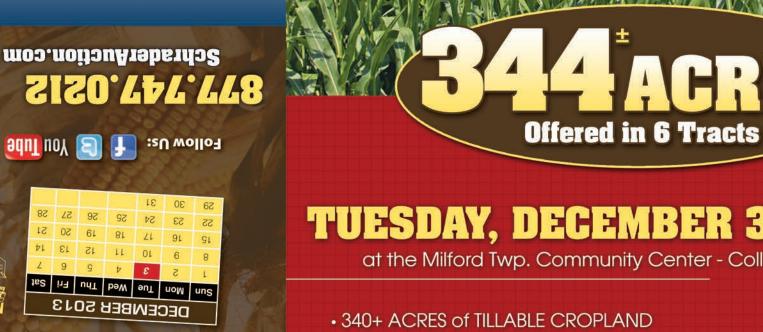
SchraderAuction.com

## TUESDAY, DECEMBER 3RD · IPM

at the Milford Twp. Community Center - Collinsville, OH

- PREDOMINANTLY FINCASTLE AND CYCLONE SOILS
- EXTENSIVE SYSTEMATIC TILING
- TOP FARMING AREA INVESTMENT GRADE SOILS
- LARGE FIELDS FOR EASE OF OPERATION
- 2014 CROP RIGHTS AVAILABLE
- OUTSTANDING LOCATION Only 5 miles from Miami University, 30 Minutes to Cincinnati!







Real Estate and Auction Company, Inc.

AUCTIONEER / BROKER: Rex D. Schrader

#63198513759, #00314452

**AUCTION MANAGER:** Washington C.H., Ohio 43160

OHIO OFFICE: 2663 Lewis Rd. NE

Andy Walther · 765-969-0401

# Oxford, Ohio • Butler County 34 ACRES Investment Grade Offered in 6 Tracts TUESDAY, DECEMBER 3RD · IPM at the Milford Twp. Community Center - Collinsville, OH

TRACTS RANGING FROM 41± Acres - 84± Acres The POTTER FARMS represent some of the Best soils in Butler County. Investment grade and nearly all tillable!

**PROPERTY LOCATION: TRACTS 1-4:** From Oxford travel north on US 27 approx. 5 miles to Taylor Rd. Right at Taylor Rd. and travel ½ mile to farm on both sides of the Rd. (Just outside of College Corner IN/OH).

TRACTS 5-6: 3 miles north of Oxford on Hwy. 177 (Hamilton Richmond Rd.) between Somerville Rd. and Earhart Rd. From Oxford travel east on SR 73 3 miles to SR 177 then left 2.5 miles to farm. 2 Miles north of Bogan Elementary/Talawanda School

**AUCTION LOCATION: MILFORD TOWNSHIP COMMUNITY CENTER at 5113 Huston** 

Road, Collinsville, OH 45004. This is the old Collinsville School and sits northeast of the intersection of SR 73 and US 127.

### TRACT DESCRIPTIONS:

FARM A: 255 +/- Acres Offered in 4 Tracts! Oxford Twnship, Section 5 & 6

Tract 1: 84± ac All cropland. 1,900' on Jones Rd. and 1700' of frontage on Taylor Rd. Predominently Fincastle and Cyclone Soils. Level topography.

Tract 2: 74± ac All cropland. 1,700' on Jones Rd. and 1700' of frontage on Taylor Rd. Predominently Fincastle and Cyclone Soils. Top Quality here.

Tract 3: 60± ac All cropland. 845' of frontage on Taylor Rd. Buy separately of combine with Tract 2 for 134 Acres in one

Tract 4: 41± ac All cropland. 575' of frontage on Taylor Rd. This tract includes a grassed drainage waterway. Buy separately or combine with Tract 1 for 125 acres of premium farmland in one field.

FARM B: 85 +/- Acres Offered in 2 Tracts! Milford Township, Section 5 Tract 5: 46± ac All cropland. 1,823' of frontage on Hwy. 177 (Hamilton Richmond Rd.) Municipal water available. Southwestern Regional Water District. Over 18,000' of new drainage tile installed in 2011 on Tracts 5 and 6 com-

### **INSPECTION TIMES:**

Buyers are able to view property at their convenience. Agent will be on farm: Thursday NOVEMBER 7<sup>™</sup> 10-11 AM Meet a Representative at Tract 1.

Tract 6: 39± ac All cropland. Buy separately or together with Tract 5 all in one field for nice 85 acres. 1,027' frontage on Hwy. 177 (Hamilton Richmond Rd.)

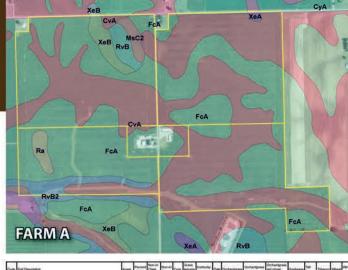
For Information Call: 877-747-0212 • 765-969-0401

Thursday NOVEMBER 14TH 10-11 AM

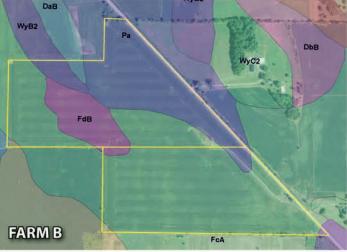
**JONES RD** Tract 1 Tract 2 84± Acres 74± Acres Tract 4 41± Acres Tract 3 60± Acres **FARM A** 







Sede	Said Description.	-	Percise of Bale	Non-in Cliess Logonal	Non-in Clave		Greek Sigorie Nev	Kerksoky Mirepass	OM	Outergree	Certaintgrans	Orchantgrass red closer hay	Soyteen	Tall Resour	titere	w-	Minte wheel
RA	Frysalte sit barn, 8 to 2 percent skipes	120,36	46.5%		Be	172	.41		Г		9 9	1	- 60	-80	2100		18
NA.	Cyclinia elli komo 3 to 2 perimei stopre:	116.25	443%		Ste	180		2,2	Г			51	- 00	4.0	Ď.		10
NH2	Russed Martini sit looms. It to Epircont alogos, incomabily coded	5.63	23%		de	144	4.1					. 10	.40	23			A
90	Kerins will loom, 2 to 6 percent slopes	6.72	1.05		- to	155			Г				- 51		2800		83
tys.	Phonosis Albumian sell marrie, 2 to 8 percent alligner.	182	1.5%		ite	546	42					( 3	- 11	. 0	2900	ii.	. 64
west	Mismissi Planet of loors, \$15.12 percent stopes, moderalely enolid	5.04	125		The	129	3.5		29	8.6	54.6		- 26				- 91
×	Regarded with clay fount	2.99	129		Ste	385	9.1		Г				- 10	10.2		7	- 28
ne.	Cyclone sill inser, 0 to 2 percent algore	0.71	0.7%		Te	760		22				3.0	àd	48	9		85
loa.	Friends all laws, 0 to 2 persons stopes	0.61	225		, that	145		32				- 81	- 4	.45			- 60
04	Xerias sill topic, 0 to 2 percent slopes	0.49	0.2%			338	9						55	-	3800		. 84
94	Canada ture	0.07	0.0%		Tia.	139	11		Г				40	100		. #1	
COM.	Xiros od hum, 0 in 2 percent source	0.07	9.0%		1	141		2.2			3.1	,	12	43	5		- 84
96	Xeres sill loses, 2 to 0 percent slopes	0.00	0.0%		194	140		32			31		48	4,5	i		- 84
_			- 10	State of	Acerum	164 7	- 21		0.1	0.1	2.4	- 21	88.2	8.7	1187.3		87.1



Code	Sex Description	Azres	Percers of Seld	Mas-irr Class Legend	Non-er Class	Bromegrass sisike	Stromegrass plake hay	Com	Grass legume hay	Cian	Orchardgrass attatis hay	Soybeans	Tair foscue	Tobecco	Whole
FcA	Fincaste sitt loam, 0 to 2 percent slopes	53.18	62,5%		DW			172	4.3			60	8.6	2300	70
Pa	Patton sity day loam	20.35	23.9%		Bw	:93	5.0	165	. 5	78		36			.67
FdB.	Fincaste silf loam, bedrock substratum, 2 to 6 percent slopes	8.33	9.8%		tie			128	3.9			.52	7.8		
Wyte	Wynn sill lisem, 2 to 6 percent slopes, moderately enoded.	2.30	.27%		Be			118	3.6	72	31	30	7.0	2700	- 57
Dulli	Dans alt loam, 2 to 6 percent slopes	0.66	0.8%		fla			150	43			30	11.6		00
Rui	Regodale sity day loem	0.23	0.3%		Itie			185	5,1			60	10.2		70
	<del>8</del>	2.2	13	164.6	4.4	20.6	9.1	58,4	6.4	1511.3	68.3				

#### **AUCTION TERMS & PROCEDURES**

PROCEDURES: The property will be offered in 6 individual tracts, any combination of tracts, or as a total 344+/- acre unit. There will be open bidding or all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete DOWNPAYMENT: Real Estate 10% down payment or the day of the 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, needed and are capable of paying cash at closing ACCEPTANCE OF BID PRICES: Successful bidder(s) will be required to enter into a purchase gareemen 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 agrees to furnish Bidders a preliminary title opinion to review. If Buyer(s)

elect to have title insurance, the entire cost of the owners title insurance will be the responsibility of the Buyers(s). 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**: Seller shall provide a Warranty Deed at closing CLOSING: The balance of the real estate purchase price is due at closing, which will take place within 15 days of presentation of marketible title, Projected closing date is on or before January 7th 2014. POSSESSION: Possession will be delivered at closing with regards to tenant's rights of removing the 2013

**REAL ESTATE TAXES:** Buyer to assume the tax paymen due and payable in February of 2014. All CAUV Recoupment will be at the expense of the Buver. 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 will share survey expense 50:50. Combination purchases will receive a perimeter survey only. Closing prices will be adjusted to reflect any differences between advertised and surveyed

FSA INFORMATION: Contact Auction Company for farm number and farm base

**EASEMENTS:** Sale of the property is subject to any and

MINERAL RIGHTS: The sale shall include 100% of the mineral rights owned by the Seller

AGENCY: Schrader Real Estate and Auction Compa-Inc. and its representatives are exclusive agents

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. 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 Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers and Selling Agents reserve the right to preclude any person from bidding if there is any question as the person's credentials, fitness, etc. All decision of the Auctioneer is final

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE ALICTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.

**OWNER:** Louis H. Potter **AUCTIONEER/BROKER:** Rex D. Schrader #63198513759, #000314452

**AUCTION MANAGER:** Andy Walther 765-969-0401

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