



- Magnificent Rural Property
- High Quality Tillable Land
- 2 Country Homes
- 5± Acre Pond & Walnut Grove

Offered in 6 Tracts

# Ohio Real Estate Auction

## 198± Acres

Washington Court House, Ohio • Fayette County

800.451.2709  
SchraderAuction.com

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SEPTEMBER 2014						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
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14	15	16	17	18	19	20
21	22	23	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 Managers: Nick Cummings, CAI 740-572-0756  
Date Evans 260-894-0458

Offered in 6 Tracts

# Ohio Real Estate Auction

## 198± Acres

Fayette County, Ohio

# Ohio Real Estate Auction

## 198± Acres

Washington Court House, Ohio  
Fayette County • Marion Township

Offered in 6 Tracts



Magnificent Rural Property with 2 Homes



High Quality Tillable Land

- 6.5 Miles Northeast of Washington Court House
- 35 Miles Northwest of Chillicothe
- 38 Miles Southwest of Columbus

**m** 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.

**SCHRADER** Real Estate & Auction Co., Inc.  
800.451.2709 • SchraderAuction.com

# Thursday, September 18 • 6pm

Held at the Fayette Co. Fairgrounds



# Ohio Real Estate Auction 198± Acres

Washington Court House, Ohio • Fayette County

## Thursday, September 18 • 6pm

Offered in 6 Tracts



**ONLINE BIDDING**

You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must register by **Tuesday, September 9<sup>th</sup>** to bid online. For information on registering for online bidding, call Schrader Auction Company at 800-451-2709.

**AUCTION LOCATION:** Fayette County Fairgrounds, Washington Court House, OH 43160. Directions to Auction: From Washington Court House, take State Route 62 west for 1 mile to Fayette County Fairgrounds (across from Wal-Mart). Auction will take place in the Mahan building.

**PROPERTY LOCATION:** From Washington Court House, take US-22 east for 5.4 miles to Hess Rd. and turn north. Travel 1 mile to the property on the east side of the road, 1188 Hess Road, Washington Court House.

**TRACT 1: 24± acres** of prime, tillable cropland. Brookston silty clay loam, Celina silt loam, and Crosby silt loam are the predominant soil types. There are over 950' of road frontage on Hess Rd.

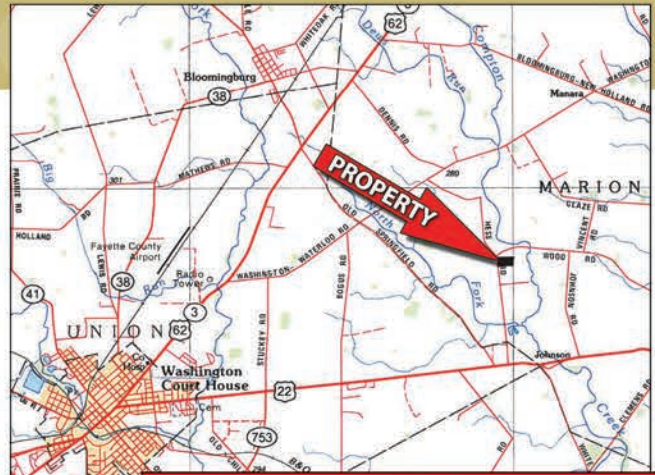
**TRACT 2: 63± acres** with 55± acres tillable. Miamian silt loam, Celina silt loam, and Brookston silty clay loam are the primary soils. Compton Creek provides an excellent drainage outlet. There are over 750' of road frontage on Hess Rd.

**TRACT 3: 5± acres** which includes the colonial-style 2-story remodeled home. The home has over 2,000 sq. ft. on the first floor with a large kitchen and breakfast area. The kitchen boasts custom Scheirich cabinets, double oven, Thermador 4-burner range top, dishwasher, disposal, and double-door refrigerator. The master bedroom is 15'x15' with a huge 15'x7' walk-in closet. The master bath includes a Jacuzzi-style tub, shower, and double vanity with custom cabinets and double mirrors. The main floor continues with a 16'x14' dining room and a 21'x14' family room with a bay window and brick-front fireplace with gas log insert. The 28'x13.5' living room has a vaulted ceiling and several custom windows providing natural light to make you feel right at home. The 27'x16' office/sun room is ideal for a home business or entertaining a large group. The home also includes an 11'x9' entry/mudroom just off the 40'x25' 3-car attached garage with newer 9' overhead doors complete with openers. The 800 sq. ft. upstairs includes 3 bedrooms measuring 15'x15', 15'x12', and 14'x11' along with a full bath. The home has central air, fuel-oil furnace, 200 amp electric, 6" well, newer water heater, water softener, security system, and partial basement. Also included on Tract 3 is a 40'x30' insulated shop with concrete floor and heat, an attached 80'x56' pole building with large sliders and walk-in doors, and a 7,000-bushel grain bin with end dryer, stirrator, and 6" unload auger. This property is conveniently located and has a great setting with beautiful landscaping and mature trees.

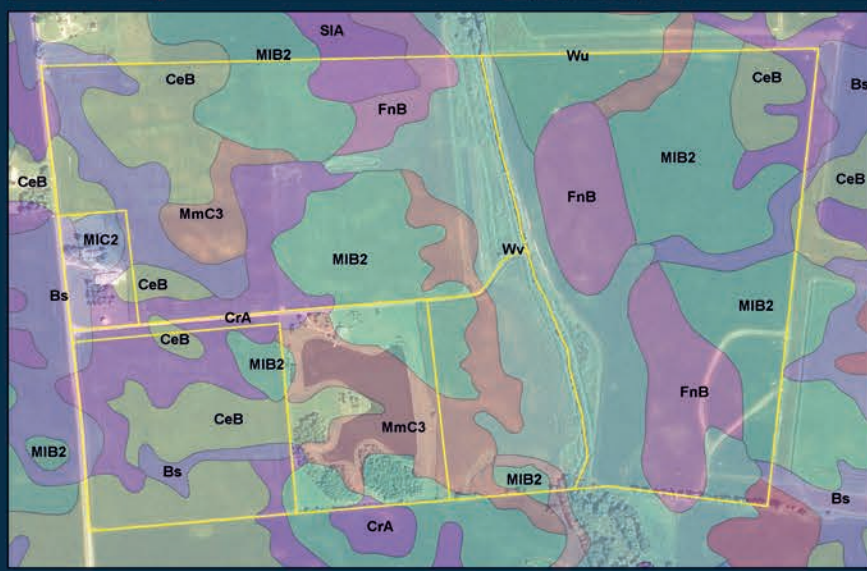
**TRACT 4: 20.1± acres** includes the ranch-style home with front and side covered porch. This tract has much to offer with a secluded setting, 5± acre pond, dock, walnut-tree grove, and windmill. If you enjoy fishing, hunting, boating, or have always dreamed of a private get-away, here is your opportunity! The home features a great kitchen with Grabill custom hickory cabinets, JENN-AIR 4-burner electric range top with grill plates and oven, dishwasher, and Crosley refrigerator. The open floor plan also offers an 11'x10' dining area, 21'x20' family room, and a full bath with shower. The two bedrooms are each 14'x12'. This home has central air, a heat pump, 200 amp service, and a 6" well. There are 60' of owned access from Hess Road. The majority of the land on Tract 4 is in CRP.

**TRACT 5: 17± acres (SWING TRACT)** with 13.4± tillable acres and 2± acres in CRP. The primary soil types are Miamian silt loam and Westland silty clay loam. Tract 5 must be purchased in combination with Tract 2 and/or Tract 4 or by an adjoining land owner.

**TRACT 6: 69± acres (SWING TRACT)** with 64± acres tillable. Soils primarily consist of Fox silt loam, Miamian silt loam, Westland silty clay loam, Celina silt loam, and Brookston silty loam. Consider the income potential of this tract with quality soils and drainage outlet to Compton Creek. Tract 6 may be purchased only by an adjoining landowner or as part of a tract combination providing road frontage.



5 miles Northwest of New Holland  
6.5 miles Northeast of Washington Court House  
35 miles Northwest of Chillicothe  
38 miles Southwest of Columbus  
57 miles Southeast of Dayton



SOIL TYPES	
Symbol	Soil Name
MIB2	Miamian Silt Loam
Wv	Westland Silty Clay
CeB	Celina Silt Loam
MmC3	Miamian Clay Loam
FnB	Fox Silt Loam
CrA	Crosby Silt Loam
Bs	Brookston Silty Clay
Wu	Westland Silty Clay
SIA	Sleeth Silt Loam
MIC2	Miamian Silt Loam
MmD3	Miamian Clay Loam
MIB	Miamian Silt Loam



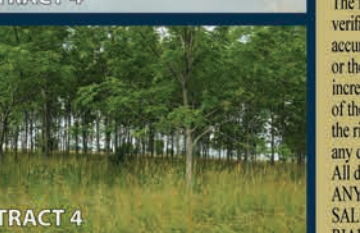
### FSA and Tax Information Upon Request

**OWNERS:** Marlene Chilcote, Nanette Zeysing and Loretta Miller

**AUCTION MANAGERS:** Nick Cummings, CAI, 740-572-0756  
Dale Evans, 260-894-0458



**INSPECTION DATES:**  
Sunday, August 17 • 2-4PM  
Saturday, August 23 • 9-11AM  
Thursday, September 4 • 5-7PM  
Meet a Schrader representative at the home on Tract 4.



**AUCTION TERMS & CONDITIONS:**

**PROCEDURE:** The property will be offered in 6 individual tracts, any combination of tracts and as a total 198± acre unit. There will be open bidding on all tracts (with swing 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. 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 auction tracts which includes the homes shall be delivered 30 days after closing. Possession of the other auction tracts shall be delivered subject to tenant's rights for the remainder of the 2014 crop year.

**REAL ESTATE TAXES:** Buyer shall assume real estate taxes beginning with the 2015 calendar year taxes due and payable 2016. 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. Any new survey(s) provided shall be for the perimeter only, when tracts are combined.

**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.**