

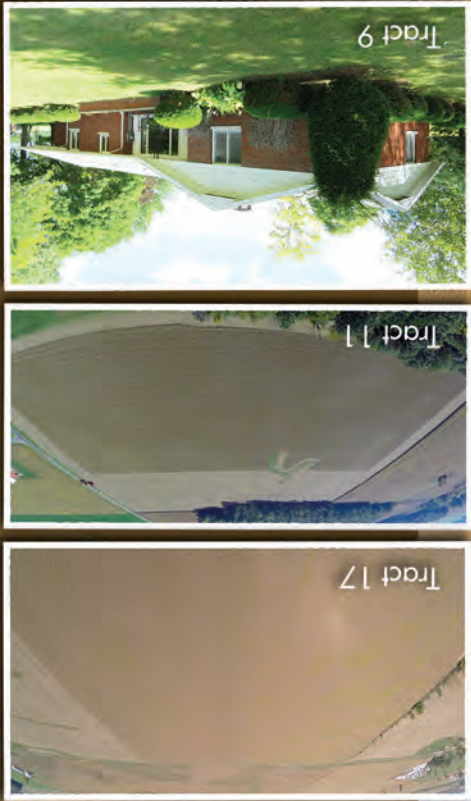
**AUCTION TERMS & CONDITIONS:**  
**PROCEDURE:** The property will be offered in 17 individual tracts, any combination of tracts, and as a total 450± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations, 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 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 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 homes on Tract 3, Tract 9, Tract 10 and Tract 14 shall be 30 days after the closing. Possession of the barn and pasture land on Tract 3 shall be given on September 15, 2015. 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 tracts 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 exclude 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 ANNOUNCEMENT MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

**450± Acres**  
 Offered in 17 Tracts



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**TUESDAY, NOVEMBER 18 • 10AM**  
 Held at the Village of Edgerton - Edgerton, OH

**NOVEMBER 2014**

Sun	Mon	Tue	Wed	Thu	Fri	Sat
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2	3	4	5	6	7	8
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**NORTHWEST OHIO REAL ESTATE AUCTION**  
 Edgerton, Ohio - 270± Acres in Williams & 180± Acres in Defiance Counties

**Highly Productive, Tillable Crop Land**

- 4 Farms - Tracts Ranging from 1± to 77.3± Acres
- Wooded Land with Mixed Hardwoods - Managed in Cooperation with a Timber Consultant
- Ideal Hunting & Recreational Tracts
- 4 Country Homes & Outbuildings
- Great Investment Opportunities
- Potential Home Sites

**450± Acres**  
 Offered in 17 Tracts

**ONLINE BIDDING**  
 You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must register by Monday, November 10<sup>th</sup> to bid online. For more information, call 800-451-2709.

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.

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 Edgerton, Ohio - Williams & Defiance Counties

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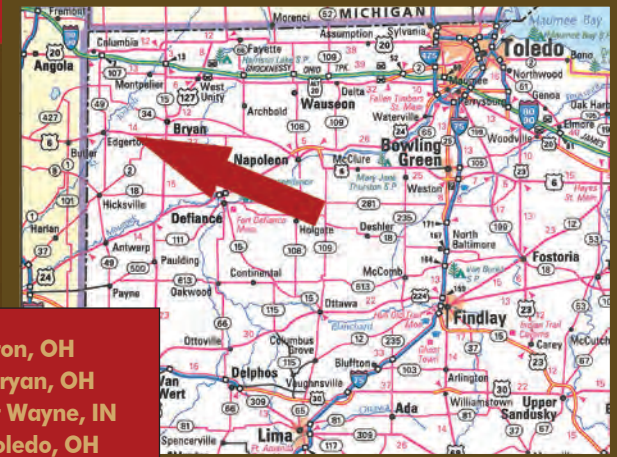
**NORTHWEST OHIO REAL ESTATE**

# AUCTION

# 450± Acres

**TUESDAY, NOVEMBER 18 • 10AM**

Offered in 17 Tracts



**3 miles east of Edgerton, OH**  
**10 miles southwest of Bryan, OH**  
**45 miles northeast of Fort Wayne, IN**  
**70 miles southwest of Toledo, OH**

**AUCTION LOCATION:** Village of Edgerton, 324 N. Michigan St., Edgerton, OH 43517 (Auction held in the Village Gym at the former school.) Directions: From downtown Edgerton travel north on Michigan St./OH-49 to the Village of Edgerton on the east side.

**PROPERTY LOCATIONS AND DESCRIPTIONS:**

**FARM A – 160± ACRES IN WILLIAMS COUNTY (TRACTS 1-4):** 6674 US-6, Edgerton, OH 43517.

From the Edgerton water tower, travel east on US-6 for 2.3 miles to the property on the south side. This farm is on the southwest corner of US-6 and Williams Co. Rd. 7.

**Tract 1: 30.8± acres** of tillable, productive farmland. The predominant soil types are Blount loam, Glynwood loam, and Pewamo silty loam. This tract offers easy access with frontage on both US-6 and Co. Rd. 7.

**Tract 2: 77.3± acres** of mostly tillable, quality cropland with excellent frontage along US-6 and Co. Rd. 7. Blount loam and Glynwood loam are the primary soil types.

**Tract 3: 15.5± acres** including the 2,292 sq. ft. 2-story, brick home with 3 bedrooms, 1 bath, partial basement, and detached garage. There is an 80'x40' barn and fenced pastures currently utilized for cattle. (The current tenant has a lease on the barn and pasture until September 15, 2015. The income from the lease shall transfer to the buyer on the day of closing for the remainder of the lease.)

**Tract 4: 36.3± acres** with 14.8± acres of tillable land and 21.5± acres of wooded land with mixed hardwoods. Investigate the potential of this beautiful tract as the location to create the rural estate you have always dreamed of building. (The wooded land will be sold subject to the rights of G&D Wood Products to harvest timber pursuant to an existing contract. The seller will retain all proceeds from this timber contract.)

**FARM B – 110± ACRES IN WILLIAMS COUNTY (TRACTS 5-10):** Co. Rd. 6, Edgerton, OH 43517. From the Edgerton

water tower, travel east on US-6 for 1.8 miles to Williams Co. Rd. 6. Turn south and travel .8 mile to the property on the west side. This farm is on the northwest corner of Williams Co. Rd. 6 and Williams-Defiance County Line Rd.

**Tract 5: 40.1± acres** of mostly tillable, productive farmland. Blount loam, Glynwood loam, and Pewamo silty clay loam are the predominant soil types. There is frontage on both Co. Rd. 6 and Williams-Defiance Co. Line Rd.

**Tract 6: 15.3± acres** with Blount loam and Glynwood as the predominant soils. Consider this rolling tract as a potential building site with lots of character and an excellent site for a future pond. There is also an older barn on the northwest corner of this tract which is currently in pasture.

**Tract 7: 16.9± acres** with 2.3± acres in CRP and the balance in tillable cropland with Blount loam and Glynwood as the primary soils. The open ditch provides an excellent drainage outlet.

**Tract 8: 35.2± acres** with 2.1± acres of CRP and 24.8± acres of tillable cropland with Blount loam, Glynwood loam, and Pewamo soils. There are 8.3± acres of wooded land with mixed hardwoods and a great drainage outlet via the open ditch.

**Tract 9: 1.5± acres** – (01649 Co. Rd. 6): This well-maintained, all-brick ranch home on a beautiful country setting has 2 large bedrooms, 2 baths, a large eat-in kitchen as well as a second partial kitchen, a full basement, a utility room, and a 1-car attached garage. This home has spacious rooms and lots of storage.

**Tract 10: 1± acre** – (01657 Co. Rd. 6): This large, 2-story, country home is conveniently located. It has a full finished basement, 4 bedrooms, 2 baths, a second partial kitchen in the basement, a 1-car attached garage, and is loaded with lots of storage space! This home has an oil furnace and central air.

**FARM C – 120 ACRES IN DEFIANCE COUNTY (TRACTS 11-16):** 2815 Cicero Rd., Edgerton, OH 43517. From the Edgerton water tower, travel east on US-6 for 1.8 miles to Williams Co. Rd. 6/Cicero Rd. Turn south and travel 2.7 miles to the property on the east side. This farm is on the northeast corner of Cicero Rd. and Beerbower Rd.

**Tract 11: 34.2± acres** with .4± acre in CRP and 33.8± acres of prime, level, tillable land. Blount loam, Haskins loam, and Pewamo are the predominant soil types. There is great frontage on Cicero Rd.

**Tract 12: 26.7± acres** with 11.2 ± acres of prime, tillable land. The primary soils are Bono and Pewamo silty clay loam. The balance is wooded with mixed hardwoods. Investigate the many possibilities this tract has to offer with income producing tillable land, wooded recreational/hunting land, and a beautiful potential building site.

**Tract 13: 25± acres** of prime tillable cropland. The predominant soils are Blount loam, Glynwood loam, and Pewamo silty clay loam. There is great frontage on Cicero Rd.

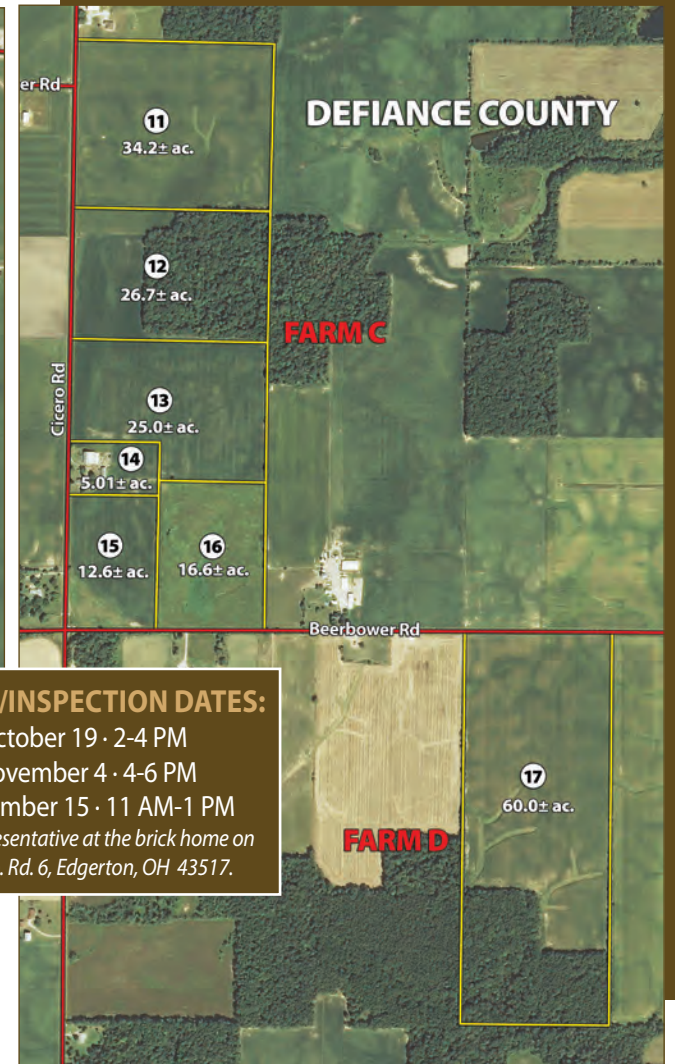
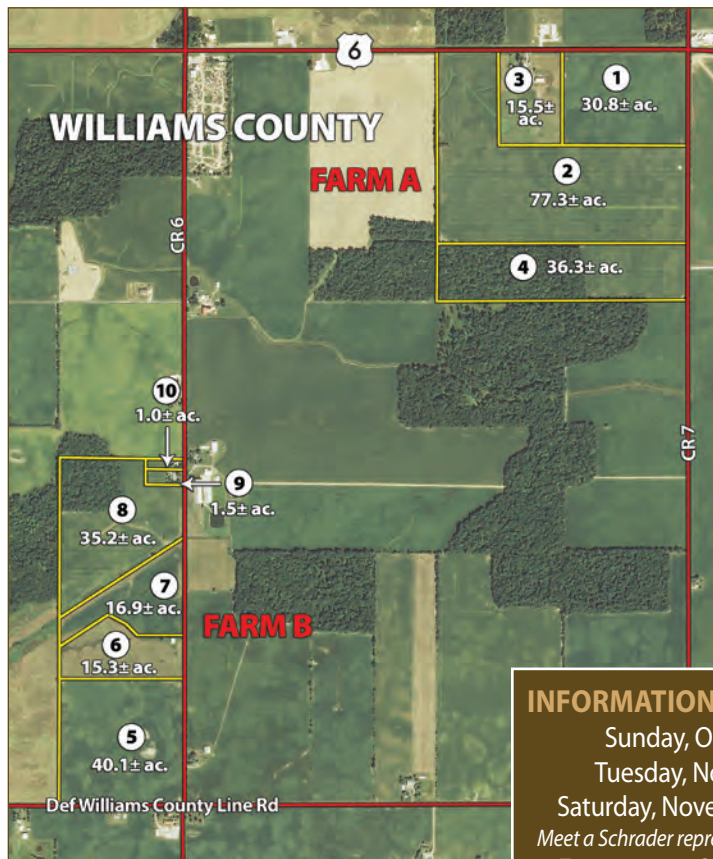
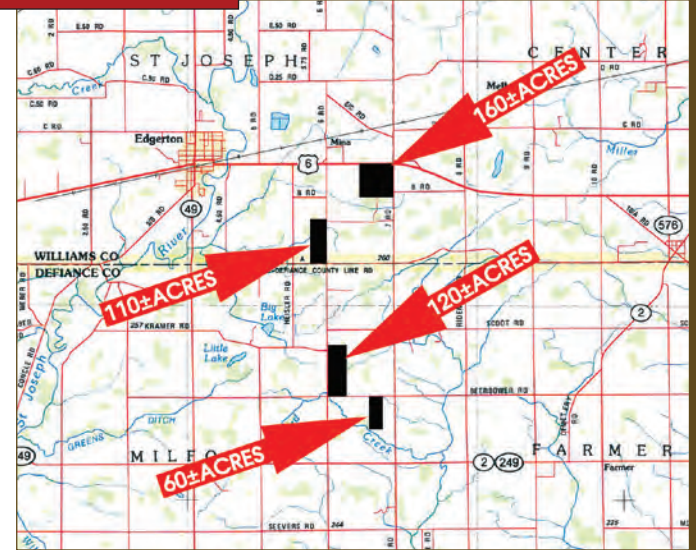
**Tract 14: 5.01± acres** located at 2815 Cicero Rd. This tract has a 2-story, 3 bedroom, 2 bath home which features 1,700 sq. ft. of living area on a partial basement with a brick front porch and a detached 22'x18' garage. Also included on this tract is an updated 64'x30' building with 2 overhead doors and 2 walk-in doors as well as a 94'x70' bank barn and concrete feed lot.

**Tract 15: 12.6± acres** of quality, tillable land consisting of Blount loam and Millgrove soils. There is frontage on both Cicero Rd. and Beerbower Rd.

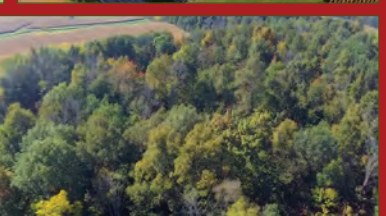
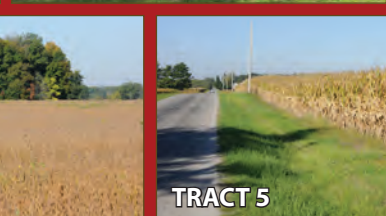
**Tract 16: 16.6± acres** of gently rolling acres currently in grass/pasture. The primary soil types are Blount loam and Bono silty clay loam.

**FARM D – 60 ACRES IN DEFIANCE COUNTY (TRACT 17):** Beerbower Rd., Edgerton, OH 43517. From the Edgerton water tower, travel east on US-6 for 1.8 miles to County Rd. 6/Cicero Rd. Turn south, travel 3.5 miles to Beerbower Rd. Turn east and travel .5 mile to the property on the south side.

**Tract 17: 60± acres** with 42.3± acres of highly productive, tillable land, 1.7± acres in CRP, and 16± acres wooded. The tillable soils consist of Blount loam, Glynwood, and Pewamo silty clay. There is easy access with over 1,000' of frontage on Beerbower Rd.



**INFORMATION/INSPECTION DATES:**  
 Sunday, October 19 · 2-4 PM  
 Tuesday, November 4 · 4-6 PM  
 Saturday, November 15 · 11 AM-1 PM  
 Meet a Schrader representative at the brick home on Tract 9 at 01649 Co. Rd. 6, Edgerton, OH 43517.



**OWNERS:** Bodenwald LLC; Estate of Iona G. Koerner, William Koerner as trustee; and Lois Hayes  
**AUCTION MANAGERS:** Dale Evans 260-894-0458, Nick Cummings CAI 740-572-0756

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