

AUCTION TERMS & CONDITIONS:

PROCEDURES: The property will be offered in 3 individual tracts, any combination of tracts, or as a total 193± acre unit (Subject to Swing Tract Limitations). There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. **DOWNPAYMENT:** Real Estate 10% down payment on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash, 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 a 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 will provide a Preliminary Title Opinion for the review of the prospective buyer(s). If Buyer(s) elect to have title insurance, the entire cost of the owners title insurance will be the responsibility of the Buyer(s). Seller agrees to provide merchantable title to the property subject to matters of record. All tracts sold "As-Is".

DEED: Seller(s) shall provide a Warranty Deed(s). **CLOSING:** The balance of the real estate purchase price is due at closing, which will take place on or before November 24th, 2015. **POSSESSION:** Possession will be delivered at closing. Buyer to receive 2016 CROP RIGHTS! **REAL ESTATE TAXES / ASSESSMENTS:** Buyer to assume the tax payment due in 2017. Seller will pay all 2015 taxes due in 2016 by giving the buyer a credit at closing. The property is currently enrolled in the CAUV program. **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. If a survey is needed, Buyer(s) and Seller will share survey expense 50:50. If the property sells in its entirety, no new EASEMENTS & LEASES: 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. 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. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENT.



Schrader Real Estate and Auction Co.

950 North Liberty Dr.

Columbia City, IN 46725

AUCTION MANAGER:

Andy Walther: 765-969-0401

Email: andy@schraderauction.com

OCTOBER 2015

SUN	MON	TUE	WED	THU	FRI	SAT
				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	

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Follow Us:



FARM LAND AUCTION
8 mi. NW of SPRINGFIELD, OH
North Hampton, OH
Clark County
193± ACRES
THURSDAY, OCT. 22 6PM

FARM LAND AUCTION
THURSDAY, OCT. 22 6PM

193± ACRES
in 3 tracts

8 miles Northwest of SPRINGFIELD, OH
North Hampton, OH • Clark County



- 140 ± FSA Crop Acres
- 2016 Crop Rights to Buyer, High Quality Kokomo and Crosby Soils
- Located in good agricultural area
- Mature woods for hunting or potential building site



FARM LAND

AUCTION

8 mi. NW of **SPRINGFIELD, OH**
North Hampton, OH
Clark County

193[±] ACRES

offered in
3 tracts

SCHRADER
Real Estate and Auction Company, Inc.

**THURSDAY, OCT. 22
6PM**

Main Features:

- 140[±] FSA Crop Acres
- 2016 Crop Rights to Buyer
- High Quality Kokomo & Crosby Soils
- Located in good agricultural area
- Mature woods for hunting or potential building site

AUCTION SITE: SHRINE CLUB (Springfield). 471 Shrine Rd, **SPRINGFIELD, OHIO 45501.** From the intersection of OH 4 and OH 41, take Upper Valley Rd. North ½ mile to Shrine Rd, then left ¼ mile to auction site. Or from the farm, travel 1 mile east of North Hampton on SR 41 to Shrine Rd. Then right (south) 7 miles to the Auction Site!

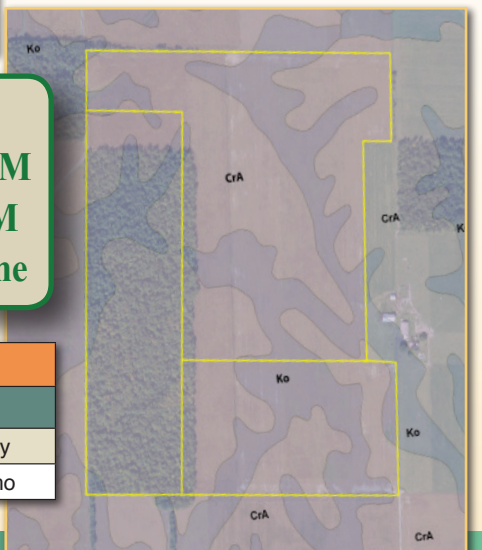
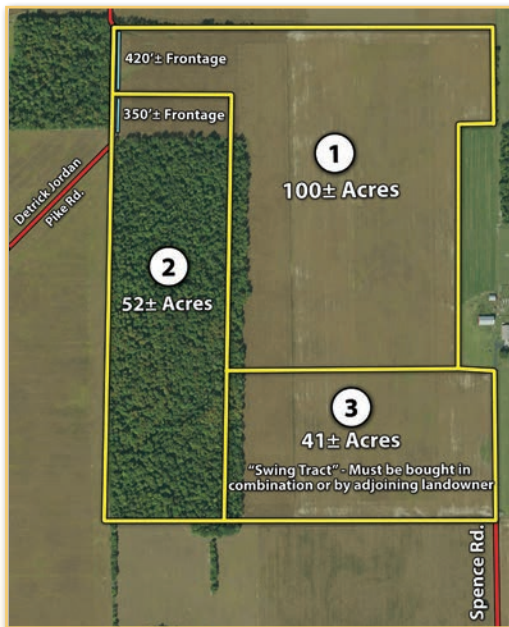
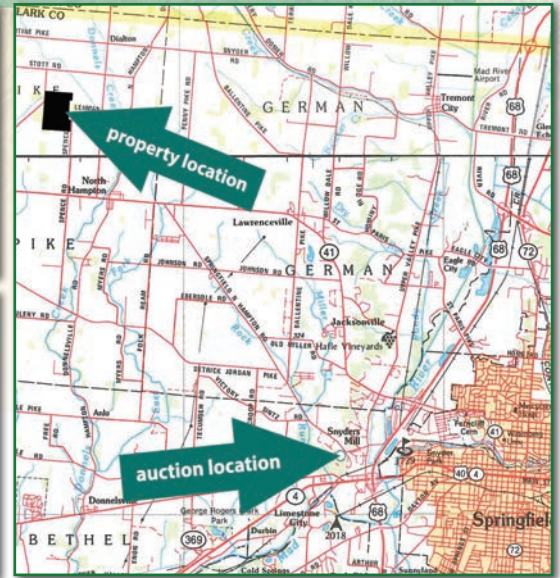
PROPERTY LOCATION: 1 mile northwest of North Hampton with frontage on **DETRICK-JORDAN PIKE** and access on **SPENCE Road - 8 miles northwest of Springfield OH.** From the intersection of OH 235 and OH 41, travel east 2 miles to Detrick-Jordan Rd, then north (left) 1.5 miles to the farm on your right! Or from North Hampton, travel west on OH 41 to Detrick-Jordan Rd. NOTE: The farm can be seen from the end of Spence Road.

TRACT DESCRIPTIONS: THE PROPERTY WILL BE OFFERED IN 3 INDIVIDUAL TRACTS, ANY COMBINATION OF TRACTS, OR AS A TOTAL 193[±] ACRE UNIT (SUBJECT TO SWING TRACT LIMITATIONS)

TRACT 1: 100 ± Acres with 95 ± tillable acres. 420'± feet of frontage on Detrick-Jordan Pike. Productive tillable land with quality Kokomo and Crosby soils. Nearly level field for ease of farming operation. Nice size tract that presents a great investment opportunity

TRACT 2: 52± Acres mostly wooded. 350'± feet of frontage on Detrick-Jordan Pike. 47+- acres of mature woods that would make a great property for hunting or family recreation. 5± acres of crop land. Examine the possibility of making this your estate-size building site.

TRACT 3: 41± Acres (Swing Tract) nearly all tillable. Combine this with Tract 1 for 141 Acres of quality farmland. Must be purchased in combination with Tract 1,2 or by an adjoining land owner.



INSPECTION DATES:
Wed. Sept. 23rd , 5 PM – 6 PM
Wed. Oct. 14th, 9 AM - 10 AM
Walk-over Inspections Welcome



**ONLINE BIDDING
AVAILABLE**

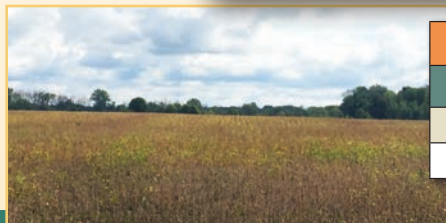
OWNER:

Theodore L. Shroyer

AUCTION MANAGER:

Andy Walther: 765-969-0401

Email: andy@schraderauction.com



SOILS	
Symbol	Name
CrA	Crosby
Ko	Kokomo

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