

154± ACRES

Richland County • Plymouth, Ohio

110 ACRES TILLABLE
Home • Outbuildings • Pond • 5 Greenhouses
Floral Business



SCHRADER
Real Estate and Auction Company, Inc.

P.O. Box 508, 950 N. Liberty Drive
Columbia City, IN 46725
800-451-2709 • 260-244-7606
e-mail: auctions@schraderauction.com
Rex D. Schrader II #63198513759

RES
AUCTION SERVICES
1197 Glen Drive
Millersburg, Ohio 44654
888-674-7610 • 330-674-7610
Andy White, 419-651-2152
Joseph Mast

www.res.bid
www.schraderauction.com

DECEMBER 2105

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	31		

Follow us on:



LAND AUCTION

THURSDAY, DECEMBER 10 • 4 PM

Auction Held On Location at 7386 Plymouth Springmill Road, Plymouth, OH

ONLINE BIDDING AVAILABLE

110 ACRES TILLABLE
Home • Outbuildings • Pond
5 Greenhouses
Floral Business

154± ACRES

Richland County • Plymouth, Ohio



ONLINE BIDDING AVAILABLE



LAND AUCTION

THURSDAY, DECEMBER 10 • at 4:00 PM

Auction Held On Location at 7386 Plymouth Springmill Road, Plymouth, OH

SCHRADER
Real Estate and Auction Company, Inc.
AUCTION SERVICES
800-451-2709 | 419-651-2152

OHIO LAND AUCTION

154± ACRES

Richland Co.
Plymouth, OH

THURSDAY, DECEMBER 10 • 4:00 PM

154 ACRES • 110 ACRES TILLABLE • HOME • OUTBUILDINGS
POND • 5 GREENHOUSES • FLORAL BUSINESS



NOTE: Andy and Sally have decided it's time to slow down and will be selling the farm and business. If you are in the market for a quality farm and successful business be sure to put this offering at the top of your list. Additional details are available at www.RES.bid and www.schraderauction.com.

AUCTION LOCATION:

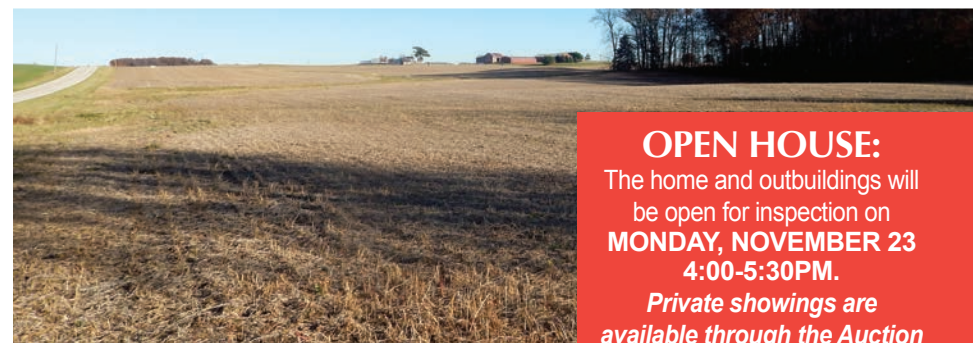
Auction held on location at 7386 Plymouth Springmill Road, Plymouth, Ohio. From Plymouth take Plymouth Springmill Road south or from Shelby take St Rte 61 North to east on Dinninger Road then north on Plymouth Springmill. Watch for signs.

REAL ESTATE:

Situated in northwest Richland County, the Daron property offers the great combination of a beautiful working farm and an existing successful business. The farm has a total of 154 acres of which approximately 110 acres are open and productive tillable land. The balance of the land is wooded. The home on the property offers an oak eat in kitchen, family room, bedroom, full bath, mudroom with laundry, and an office on the first floor. The second floor offers 2 additional bedrooms and a bonus room. There are several outbuildings on the property including a bank barn, a good 60' x 112' machinery shed, 40' x 104' open front building once used to feed cattle, a 2 car detached garage, and 5 greenhouses with a store front.

For many years the Darons have operated a successful fresh cut and floral business from this location. The greenhouses sell intact and the storefront comes with a walk in cooler, equipment, an existing customer base, and high traffic visibility.

There are 2 wells and a good pond on the property offering an abundance of water that is sustainable for household, greenhouse, and livestock use. *As good stewards of their land, the Darons enrolled this farm in the Western Reserve Land Conservancy to preserve their agricultural legacy. Guidelines and restrictions of the program are available by request.*



OPEN HOUSE:

The home and outbuildings will be open for inspection on **MONDAY, NOVEMBER 23 4:00-5:30PM.**

Private showings are available through the Auction Companies 419-651-2152.

You may pick up a flier at the info box on the property & walk the land at your leisure.



SOIL TYPES	
Code	Soil Name
CgB	Cardington silt loam
BnB	Bennington silt loam
CgC2	Cardington silt loam
Pc	Pewamo silt loam
CgB2	Cardington silt loam
Cr	Condit silt loam
Pm	Pewamo silty clay loam
CgC	Cardington silt loam
Ly	Luray silty clam loam
Se	Sebring silt loam



AUCTION BY ORDER OF
ANDY AND SALLY DARON



ONLINE
BIDDING

You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Co. at 800-451-2709.

Andy White 419-651-2152
Joseph Mast - R.D. Schrader



www.res.bid
www.schraderauction.com

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered as a total 154± acre unit.
DOWN PAYMENT: 10% down payment on the day of auction. 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.
BUYER'S PREMIUM: The contract purchase price will include a Buyer's Premium equal to 5% of the bid amount.
ACCEPTANCE OF BID PRICE: The successful bidder will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. The final bid price is subject to

the Seller's acceptance or rejection.
EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.
DEED: Seller shall provide Warranty Deed.
CLOSING: The balance of the purchase price is due at closing, which will take place within 45 days of the auction. Costs for an insured closing shall be shared 50:50 between Buyer and Seller.
POSSESSION: Possession of the bare land will be at closing. Possession of the home and buildings will be 60 days after closing.
REAL ESTATE TAXES: Real estate taxes will be prorated to the date of closing.
PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their

own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates has been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.
ACREAGE: All acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal description and/or aerial photos.
SURVEY: Seller does not anticipate the need for a new survey. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of

the survey, if needed. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance.
AGENCY: Schrader Real Estate & Auction Company, Inc., Real Estate Showcase 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.