

held at Monroe Twp. Fire Department in Malinta

Land Auction

77± acres

- 75± Acres of Productive Tillable Land
- Millgrove Loam is the Predominate Soil Type
- Excellent Drainage System
- Excellent Soil for Specialty Crops
- Easy Access from 2 County Roads



ONLINE BIDDING AVAILABLE

Henry County Ohio
Monroe Township
5 miles southeast of Napoleon, Ohio

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Schradar Real Estate and Auction Company, Inc. - #63198513759
Jerry Ehle - SAL.2006001035

Henry County Ohio

77± acres

Land Auction

WEDNESDAY, FEBRUARY 17 - 1:00pm

held at Monroe Township Fire Department in Malinta

Henry County
Ohio

Monroe Township

5 miles southeast
of Napoleon,
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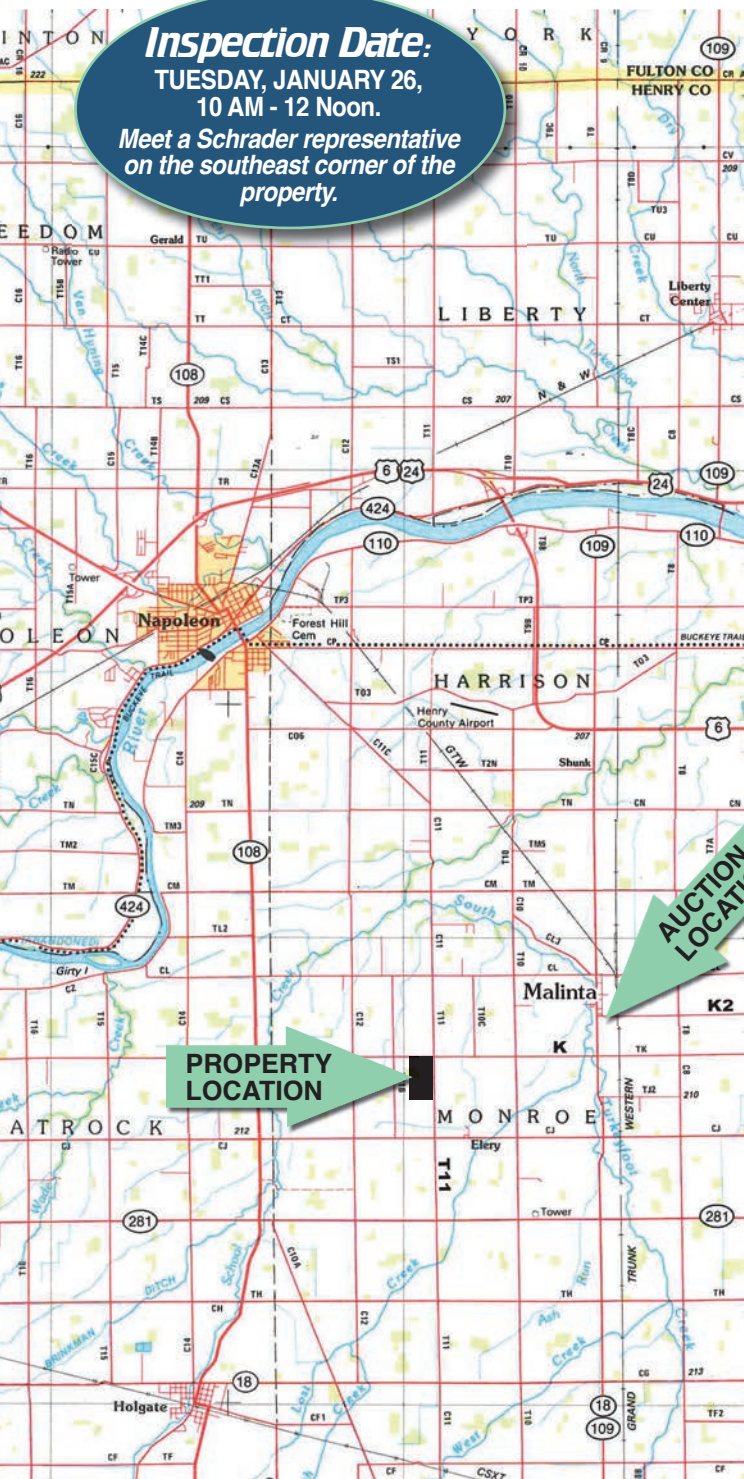
Land AUCTION

WEDNESDAY, FEBRUARY 17 - 1:00pm

Inspection Date:

TUESDAY, JANUARY 26,
10 AM - 12 Noon.

Meet a Schrader representative
on the southeast corner of the
property.



PROPERTY LOCATION: On the east side of Napoleon where US Hwy. 24 and US Hwy. 6 split, continue on US Hwy. 6 for approximately 3.6 miles to St. Rd. 109, turn right (south) on St. Rd. 109 for 4 miles to Co. Rd. K, turn right (west) on Co. Rd. K for 2 miles to intersection of Co. Rd. 11 and Co. Rd. K. The property is located at the southwest corner of this intersection.

AUCTION LOCATION: Monroe Township Fire Station, 112 Henry St., Malinta, OH. Located on the south side of Malinta. At the intersection of St. Rd. 109 & K2 St., go east on K2 St. for .2 mile to the Fire Station on south side of K2 St.

77± Acres with 74.93 Acres of Productive Tillable Farm Land.

Millgrove loam is the predominate soil type which is excellent soil type for specialty crop production and commercial corn and soybeans. Open ditches on the northern and eastern boundary lines provide excellent outlets for the drainage systems on this property. (Contact Auction Company for tile maps.) Easy access is also available on the north boundary line from County Road K and on the eastern side from County Road 11. Prime soils, easy access, half miles long rows, and excellent drainage system are just a few of the features of this excellent buying opportunity.

DON'T MISS THIS OPPORTUNITY TO BID ON PRODUCTIVE FARM LAND AT YOUR PRICE!

OWNERS: PREMIER PARTNERS II LIMITED PARTNERSHIP

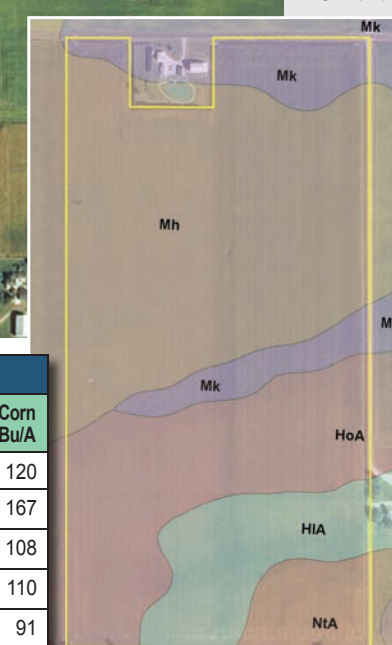
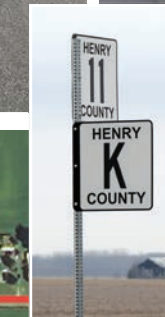
AUCTION MANAGER:
Jerry Ehle,
cell: 260-410-1996



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ONLINE BIDDING

You may bid online during the auction at www.schraderauction.com. You must register one week in advance of the auction to bid online. For information on registering for online bidding, call Schrader Auction Company at 800-451-2709.



SOIL TYPES				
Code	Soil Description	Acres	Percent of field	Corn Bu/A
Mh	Millgrove loam	36.20	46.7%	120
HoA	Hoytville clay loam	19.19	24.8%	167
HIA	Haskins loam	9.42	12.2%	108
Mk	Millgrove clay loam	8.10	10.5%	110
NtA	Napanee silty clay loam	4.58	5.9%	91

Auction Terms and Conditions

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.

ACCEPTANCE OF BID PRICES: The final bid price is subject to the Seller's acceptance or rejection. The successful bidder will be required to sign a Purchase Agreement at the auction site immediately following the close of the auction.

DEED: Seller shall provide a Limited Warranty Deed, sufficient to convey insurable title to the real estate. Real estate is sold subject to all rights of way, legal highways, leases, easements of public record, and all other matters of public record.

EVIDENCE OF TITLE: Seller shall provide a preliminary title insurance commitment for review prior to auction. Seller agrees to furnish Buyer(s), at Seller's expense, an updated title commitment prior to closing. The cost of providing an Owner's Title Policy shall be paid for by Seller at closing.

CLOSING: The balance of the purchase price is due at closing, which will take place on or before 3/18/16. Costs for an administered closing shall be shared 50:50 between Buyer(s) and Seller. All lender costs shall be paid by the Buyer(s).

POSSESSION: Possession of the farmland shall be at closing.

REAL ESTATE TAXES: Seller shall pay all 2015 real estate taxes due and payable in 2016. Buyer shall assume any taxes thereafter.

ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on property tax information and/or aerial mapping.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction or where Seller otherwise determines a survey is appropriate. Any need for a new survey shall be determined solely by the Seller. Seller will pay the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. If Seller determines a survey is needed, combined purchases will receive a perimeter survey only. Final sales price shall be adjusted to reflect any difference between advertised acres and surveyed acres.

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. An inspection date 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.

EASEMENTS: Subject to any and all existing easements.

AGENCY: Schrader Real Estate & 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.**

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