



INSPECTION DATES:
Thursday, February 18 • 12-2 pm
Tuesday, March 1 • 10 am - Noon
(Land & Equipment)
 Information for all tracts will be available at the Inspection Dates.
 Meet a Schrader Representative at Tract 5.

AUCTION DATE:
Tuesday, March 15
at 6PM
AUCTION LOCATION:
Fairview Elementary School
 6289 US Hwy 127,
 Sherwood, OH.



TRACT 6



TRACT 4

AUCTION TERMS & 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: The property will be conveyed by warranty deed, free and clear of liens but otherwise subject to all roads, easements, matters of record and other permitted exceptions described in the purchase contract.
EVIDENCE OF TITLE: Preliminary title evidence will be available for review prior to the auction. Prior to closing, Seller will furnish an updated certificate of title or title insurance commitment. If Buyer elects to purchase title insurance, the cost of any title insurance shall be at Buyer's sole expense.
CLOSING: The balance of the purchase price is due at closing, which will take place on or before 30 days after the auction, or as soon thereafter as closing documents can be prepared. 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. 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. Buyer and Seller will each pay half of 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**

800.451.2709 • www.schraderauction.com
 ONLINE BIDDING AVAILABLE

Auction held at Fairview Elementary School (6289 US HWY 127, Sherwood, OH)

Tuesday, March 15th • 6PM

Perfect for home-based business
 Immaculate shop with Heat/AC
 Productive Soils
 424± Acres tillable per FSA
 7 Farms within 16± miles of Defiance!

459± acres
 offered in 12 Tracts
 Plus 6 Grain Bins

land Auction
 Northwest Ohio
 Defiance County, OH
 Ben & Shirley Kell Retirement



Tract 6

459± acres
 offered in 12 Tracts
 Plus 6 Grain Bins

MARCH 2016

SUN	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	
MON																											
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Tract 1



Tract 3

land Auction
 Northwest Ohio
 Defiance County, OH
 Ben & Shirley Kell Retirement

SCHRADER
 Real Estate and Auction Company, Inc.
 P.O. Box 508, 950 N. Liberty Drive
 Columbia City, IN 46725
 1-800-451-2709 or
 260-244-7606
 email: auctions@schraderauction.com
 AC63001504, AU09200182

Northwest Ohio **land AUCTION** Defiance County, Ohio
 Ben & Shirley Keil Retirement - due to declining health

459± acres

offered in 12 Tracts plus 6 Grain Bins

Tuesday, March 15th • 6PM

AUCTION LOCATION: Fairview Elementary School, 6289 US Hwy 127, Sherwood, OH. From the intersection of US Hwy 127 and CR 18 in Sherwood, Ohio (10 mi. west of Defiance) travel north on US Hwy 127 4 miles to Blosser Road. Turn right on Blosser Road and the Elementary School entrance is on your right.

TRACT DESCRIPTIONS & DIRECTIONS:

TRACT 1: 42± ACRES mostly tillable with frontage on Arrowsmith Road. Primarily Blount and Pewamo soils. Approximately 41 acres tillable per FSA.

DIRECTIONS to Tract 1: from the intersection of CR 2 and CR 49, northeast of Hicksville 1/2 mile, travel north on CR 49 for 3 1/2 miles to Arrowsmith Road. Turn east on Arrowsmith and travel 1/3 mile to the property.

TRACT 2: 5.5± ACRES all tillable with a potential building site. Imagine the possibilities! Frontage on Ridenour Rd.

TRACT 3: 67± ACRES all tillable with frontage on Ridenour and Scott Roads. Primarily Glynwood and Blount soils. Approximately 63.36 acres tillable per FSA.

TRACT 4: 43± ACRES "SWING" TRACT. Mostly tillable and 5± acres of woods. Approximately 35.82 acres tillable per FSA. This property must be combined with Tract 3 unless bid on by an adjoining landowner providing access. Consider combining with Tracts 2 and 3 for 115± acres of mostly tillable and woods!

DIRECTIONS to Tracts 2-4: from the intersection of CR 2 and CR 249, northeast of Hicksville 8 miles where CR 2 turns due east, continue north on Ridenour Road 1 2/3 miles to the property.



TRACT 5: 3± ACRES including the 5,400± sq ft steel sided building with full heat, partial A/C, steel interior walls, concrete floor and front "showroom". Perfect building for a collector or car enthusiast. Second building is 6,500± sq ft steel sided building with 2-story finished living area and rear shop/machine storage area w/concrete floor and heat. Grain storage to be offered separately. Imagine the possibilities for a home based business! Address is 12115 McCavit Road.

TRACT 6: 52± ACRES tillable with frontage on McCavit Rd. and a small access on Openlander Rd. Primarily Latty silty clay soils. Approximately all tillable per FSA.

TRACT 7: 40± ACRES tillable with frontage on McCavit and Behnfeltd Roads. Primarily Latty silty clay soils. Approximately 39.6 acres tillable per FSA. Consider combining with Tract 6 for 90± acres tillable!

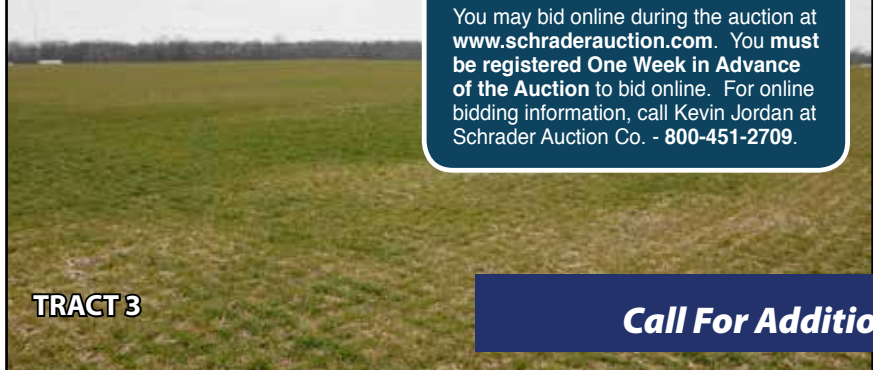
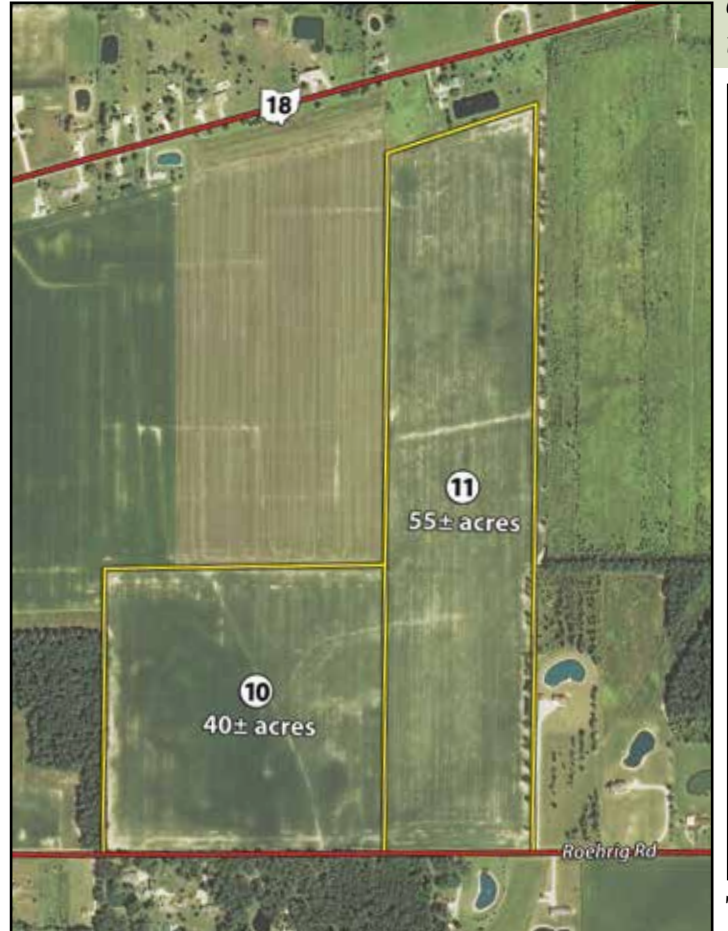
DIRECTIONS to Tracts 5-7: from the intersection of McCavit Road and Hwy 127, north of Sherwood 5 1/2 miles, travel west on McCavit Road 1 mile to the property.

TRACT 8: 27± ACRES tillable with frontage on Coy Road. Primarily Latty and Fulton soils. Approximately 25.79 acres tillable per FSA.

DIRECTIONS to Tract 8: from the intersection of Hwy 127 and CR 18 near Sherwood, travel west on CR 18 1/2 mile to Coy Road. Turn south on Coy Road and travel 1/4 miles to the property.

TRACT 9: 37± ACRES tillable with frontage on Whetstone Road. Primarily Paulding clay soils. Approximately 35.33 acres tillable per FSA.

DIRECTIONS to Tract 9: from the intersection of Hwy 24 and Whetstone Road, west of Defiance 5 miles, travel south on Whetstone Road 3/4 mile to the property.



ONLINE BIDDING AVAILABLE

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 Kevin Jordan at Schrader Auction Co. - 800-451-2709.



SCHRADER
 Real Estate and Auction Company, Inc.

- TRACT 13: MFS 22,000 BU BIN with airflows and screen augers
- TRACT 14: MFS 22,000 BU BIN with airflows and screen augers
- TRACT 15: MFS 22,000 BU BIN with airflows and screen augers
- TRACT 16: MFS 22,000 BU BIN with airflows and screen augers
- TRACT 17: DRYING BIN 10,000 BU
- TRACT 18: STORAGE BIN 9,000 BU



Selling Late Model, Low Hour, High Quality Farm Equipment on Thursday, March 17!
 Call For More Information!

OWNER: BEN & SHIRLEY KEIL

Call For Additional Information or Visit our Website! **800-451-2709 • www.SchraderAuction.com**