

VAN WERT COUNTY, OHIO AUCTION

Tuesday, July 12 • 6 PM

Auction held at the Van Wert County Fairgrounds

215± Acres

OFFERED IN 6 TRACTS

- PRODUCTIVE, TILLABLE LAND
- RECREATIONAL LAND & WOODS
- POND



 ONLINE BIDDING AVAILABLE

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SCHRADER
Real Estate and Auction Company, Inc.

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260-749-0445
866-340-0445
www.SchraderAuction.com



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SCHRADER
Real Estate and Auction Company, Inc.
 950 N. Liberty Drive
 Columbia City, IN 46725
 260-244-7606 • 800-451-2709
 Auction Manager: Jerry Ehle
 260-749-0445 | 866-340-0445
 #63198513759

215± Acres

VAN WERT COUNTY, OHIO



AUCTION

215± Acres

VAN WERT CO. OHIO

Tuesday, July 12 • 6 PM

PROPERTY LOCATION: Pleasant Township, Sect. 4
 Located on both the north and south sides of U.S. 30,
 Between Richey and Liberty Union Roads.

Auction held at the Van Wert County Fairgrounds
 Located: 1055 S. Washington St.

THE PROPERTY IS BEING OFFERED IN 6 TRACTS, OR THE COMBINATION OF ANY TRACTS.

TRACT 1: 10± ACRES. Located south of U.S. 30, take Richey Rd., south to property. This tract has Road frontage along both Terry Rd. and Richey Rd. It is mostly tillable, and is bordered by the Hoaglin Creek on the east property line. The south property line is the Railroad right-of-way. The soils on this tract are predominantly Haskins loam. This tract offers a potential mini farm site!

TRACT 2: 46.5± ACRES. Located adjacent to the east of Tract 1, this tract has road frontage along Terry Rd. It is all tillable with mostly Haskins loam and some Nappanee silt loam.

TRACT 3: 9.7± ACRES. Located south and along U.S. 30, and access off of Terry Rd. This tract is being offered as a Recreational Use parcel. The Hoaglin Creek forms the entire west property line. There is a pond on the north end of this property. The trees and much low growing shrubbery create a perfect sanctuary for deer.

SELLER: BRUCE AND CHRISTINA BUCHAN

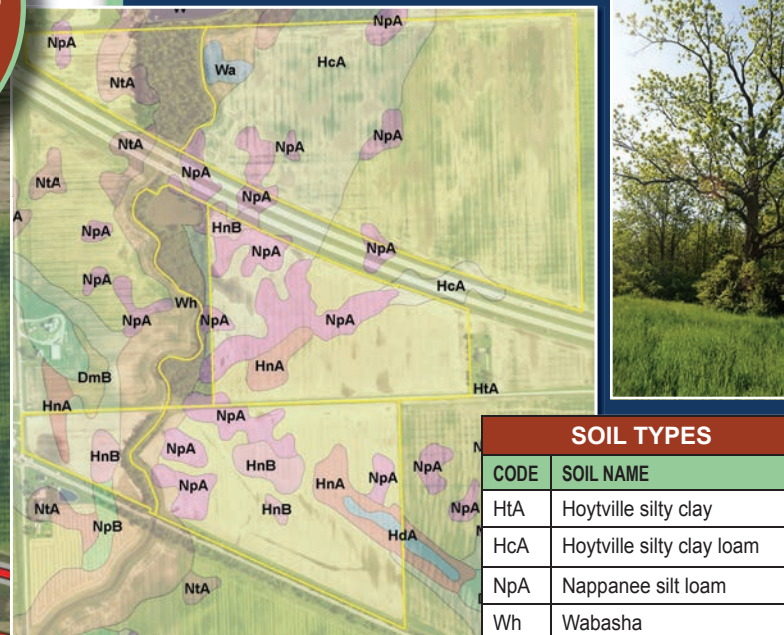
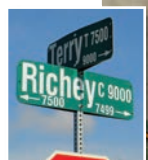
TRACT 4: 39.9± ACRES. This tract has road frontage and access along Terry Rd. It also has a large amount of frontage along U.S. 30. It is all tillable with mostly Haskins loam and some Nappanee along the west.

TRACT 5: 16.2± ACRES. This tract lies north of U.S. 30 with access off of Richey Rd. There is a 20' access easement across the State Right-of-way into this tract off of Richey Rd. There is approximately 8 acres of tillable land and 8 acres of wooded land. The Hoaglin Creek is the east property line of this tract. A good part of this tract is in flood plain.

TRACT 6: 93± ACRES. This tract is located adjacent to the east of Tract 5. It is all tillable with mostly Hoytville soils with some pockets of Nappanee. This tract runs along U.S. 30. There is a recorded 25' access easement off of Liberty Union Rd. back to this property.



AUCTION PREVIEW:
 Meet a Schrader representative at tract 5 along Richey Road.
MONDAY, JUNE 20 & WED., JUNE 29
 5-7PM



SOIL TYPES	
CODE	SOIL NAME
HtA	Hoytville silty clay
HcA	Hoytville silty clay loam
NpA	Nappanee silt loam
Wh	Wabasha
HnA	Haskins loam
HnB	Haskins loam
NtA	Nappanee silty clay loam
Wa	Wabasha silty clay loam

LIVE ONLINE AUCTION 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 information on registering for online bidding, call Schrader Auction Company at 800-451-2709.

AUCTION MANAGER: JERRY EHLE
SCHRADER 260-749-0445 • 866-340-0445
 Real Estate and Auction Company, Inc. www.SchraderAuction.com

Auction Terms & Conditions
PROCEDURE: The property will be offered in 6 tracts and any combination of the tracts. There will be open bidding on all tracts and the combination of tracts during the auction as determined by the Auctioneer.
DOWN PAYMENT: 10% down payment on the day of auction with the balance in cash at closing. 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 ar-

ranged financing, if needed, and are capable of paying cash at closing. Buyer shall receive immediate possession with an additional 10% down on day of sale.
ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into purchase agreements at the auctions site immediately following the close of the auction. Sale is subject to the Sellers' approval.
DEED: Seller shall provide a Warranty Deed and an Attorney's Certificate of Title.
CLOSING: The balance of the purchase price is due at

closing, which will take place on or before August 19, 2016. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller. The closing shall be at the office of Dillon W. Staas, Atty. at Law, Van Wert, Ohio.
POSSESSION: On all tillable acres, possession shall be subject to the tenant farmer's 2016 crop. Tract 3 shall be given on the day of closing.
REAL ESTATE TAXES: The Real Estate taxes shall be pro-rated to the day of closing.
ACREAGE: All tract acreage, dimensions and pro-

posed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.
SURVEY: The Seller shall provide a new survey where there is no existing legal description or where the tract divisions in this auction create new boundaries. Solely the Seller shall determine any need for a new survey. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for provid-

ing title insurance.
AGENCY: Schrader Real Estate & Auction Co. 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 "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. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conduct of his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in the brochure is subject to verifications by all parties relying on it. The Seller or the Auction Company assumes no liability for its accuracy, errors, or omissions. Conduct of the auction and increments of bidding are at the 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.
 It is illegal, pursuant to the Ohio Fair Housing Law, Division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing Law 42 U.S.C.A. 3601, to refuse to sell, transfer, assign, rent, lease, sublease, or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations,

because of race, color, religion, sex, familial status, as defined in Section 4112.01 of the Revised Code, ancestry, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services.
ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.