

WAPAKONETA, OHIO INVESTMENT QUALITY FARM LAND AUCTION

- 411± FSA Cropland Acres
- Extensive Improved Drainage Tile
- 2018 Crop Rights to Buyer
- High Quality Soil Mix including Pewamo & Blount
- Located in Top Agricultural area
- Large fields for ease of operation
- Abundant SR 65 Frontage
- Morton Machinery Shed, Grain Bin, & Barns

**418±
ACRES**
IN 10 TRACTS

THURSDAY
SEPTEMBER 28TH @ 6.00 PM

Auction Location:
Auglaize County
Fairgrounds

tracts 1 & 2

TRACTS RANGING FROM
5 - 75 ACRES

ONLINE BIDDING
AVAILABLE

This is a GREAT opportunity to own QUALITY. Bid on the Tract or combination of Tracts that best fits your needs. Come examine all the possibilities!

SCHRADER
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SEPTEMBER 2017

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Sun	7	8	9	10	11	12
Mon	13	14	15	16	17	18
Tue	19	20	21	22	23	24
Wed	25	26	27	28	29	30
Thu						
Fri						
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Auction Managers:
Andy Walther - 765-969-0401
andy@schraderauction.com

800-451-2709 - Columbia City Office
740-426-9100 - Ohio Office

CORPORATE HEADQUARTERS OHIO HEADQUARTERS
11707 W Lancaster Rd. Jeffersonville, OH 43128
Columbia City, IN 46725

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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.

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AUCTION SITE:

Auglaize County Fairgrounds (Junior Fair Building). Located at 1001 Fairview Drive, Wapakoneta, OH 45895. From I-75 take Exit 110 for US 33. Travel west 1.5 miles to Hardin Pike / Wapakoneta. Turn left on S. Blackhoof St. (Following Fairgrounds signs) travel 1 block and turn left on Ashland Ave. Follow ½ mile to the Fairgrounds.

PROPERTY LOCATION:

From I-75 take Exit 110 (US 33) east 7 miles to OH SR 65. Turn right (south) and travel 1 mile to the start of the farms. TRACTS 1-4 are located at the intersection of OH SR 65 and Gutman Rd. TRACTS 5-6 can be located by traveling east 1.5 miles on Gutman Rd. Take Valley Rd. south to Idle Rd. to located Tract 6. TRACTS 7-10 all have frontage on OH SR 65.



TRACT DESCRIPTIONS:

(All Acreages are Approximates)

AUGLAIZE County, CLAY Township, Sections 3, 10, 13 & 15

Tract 1: 51.5± Acres nearly all tillable. Abundant frontage on SR 65 and Gutman Rd. Productive tillable land with quality Pewamo, Blount and Glynwood soils. Nearly level field for ease of farming operation. Extensive tile and improved drainage. This is a nice size tract that presents a great investment opportunity.

Tract 2: 75± Acres nearly all tillable with frontage on Gutman Rd. Quality soil mix with an abundance of pattern drainage tile. Consider combining with Tract 1 for 126+- contiguous acres.

Tract 3: 5± Acres with newer Morton machinery shed, 15,000 bushel grain bin, overhead tank system and support barn. Conveniently located near the intersection of SR 65 and Gutman Rd., this would be a nice site to expand the grain set-up or use as a farm headquarters. Established well and driveway. Imagine the possibility of making this a building site for your country home.

Tract 4: 60.5± Acres nearly all tillable. Quality Pewamo and Blount soils with miles of drainage tile. Frontage on SR 65 and Gutman Rd. Investment quality piece here. *NOTE: Consider combining Tracts 1-4 for 192± Acres and w/support buildings.*

Tract 5: 60± Acres nearly all tillable. Improved drainage tile for this field that predominantly consists of Blount, Millgrove and Latty soils. Frontage on Gutman Rd.

Tract 6: 11± Acres nearly all tillable. Great potential home site or a place for your mini-farm. Investment quality soils with frontage on Idle Rd. Consider combining with Tract 5 for 70.67 contiguous acres.

Tract 7: 21.048± Acres nearly all tillable. Frontage on SR 65 and Clay Road. Well drained Eldean Soils. This is a very nice stand-alone tract or purchase in combination to increase your operation.

Tract 8: 60± Acres nearly all tillable. Excellent soils and excellent drainage with frontage on SR 65. Predominantly Millgrove and Eldean soils. Great size tract for the investor.

Tract 9: 38± Acres nearly all tillable. Great visibility with frontage on SR 65. This tract is very well drained and has pattern tile.

Tract 10: 37± Acres nearly all tillable. Nice frontage on SR 65. Consider combining with Tract 9 or imagine your estate sized building tract here!

AUCTION TERMS AND PROCEDURES

PROCEDURES: The property will be offered in 10 individual tracts, any combination of tracts, or as a total 418+- acre unit. 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 Attorneys Opinion of Title for the review of the prospective buyer(s). If Buyer(s) elect to have title insurance, the entire cost of the owner's 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 14th, 2017.

POSSESSION: Possession will be delivered at closing subject to the 2017 crop in the field. Buyer to receive 2018 CROP RIGHTS!

REAL ESTATE TAXES / ASSESSMENTS: Taxes will be prorated to the date of 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.

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.

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. 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 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. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS

INSPECTION TIMES:

Meet a Schrader Representative at Tract 3

Friday Sept. 1:
9 AM – 10:30 AM

Friday Sept. 8:
9 AM – 10:30 AM

Friday Sept. 22:
9 AM – 10:30 AM



AUCTION MANAGER:

Andy Walther - 765-969-0401 - andy@schraderauction.com

OWNER:

JETA Farms LLC.

800-451-2709

www.SchraderAuction.com

Visit our website for more info!