

held at the AMVETS, 818 Tarlton Rd., Circleville, OH 43113

TUESDAY, FEBRUARY 13, 1 PM



# AUCTION

## IMPORTANT OHIO LAND

OFFERED IN 8 TRACTS  
RANGING FROM 5 TO 90 ACRES

# 325.5± Acres

ONLINE BIDDING  
AVAILABLE



- 98% Tillable - 320± FSA Crop Acres
- Abundant Road Frontage
- 2018 Crop Rights to Buyer
- Investment Quality Tillable Tracts
- Potential Building Sites
- Newer 34,000 Bushel Grain Bin
- Only 40 Miles to Columbus, OH and 8 Miles to Circleville, OH

CIRCLEVILLE, OHIO • PICKAWAY COUNTY (Pickaway Twp.)

800-451-2709  
www.SchradlerAuction.com

Follow us on: YouTube, Facebook, Twitter, Instagram, Get our new iOS App



Auction Managers:  
Travis Kelley 740-572-1525  
email: travis@schradlerauction.com  
Andy Walther 765-969-0401  
email: andy@schradlerauction.com  
# 63198513759, # 57199875479

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			

OHIO OFFICE:  
11707 W. Lancaster Rd., Jeffersonville, OH 43128  
740-426-9100

Real Estate and Auction Company, Inc.  
SCHRADLER  
950 N. Liberty Drive, Columbia City, IN 46725  
260-244-7606 • 800-451-2709

OFFERED IN 8 TRACTS RANGING FROM 5 TO 90 ACRES

# 325.5± Acres

CIRCLEVILLE, OHIO • PICKAWAY CO. (Pickaway Twp.)

CIRCLEVILLE, OHIO • PICKAWAY COUNTY (Pickaway Township)

# 325.5± Acres

OFFERED IN 8 TRACTS  
RANGING FROM 5 TO 90 ACRES

ONLINE BIDDING  
AVAILABLE

- 98% Tillable - 320± FSA Crop Acres
- Abundant Road Frontage
- 2018 Crop Rights to Buyer
- Investment Quality Tillable Tracts
- Potential Building Sites
- Newer 34,000 Bushel Grain Bin
- Only 40 Miles to Columbus, OH and 8 Miles to Circleville, OH

*The Stew Farm Ltd. presents a great opportunity for the farmer, investor, and rural home-site buyer. Come examine all of the possibilities this quality farm has to offer!*



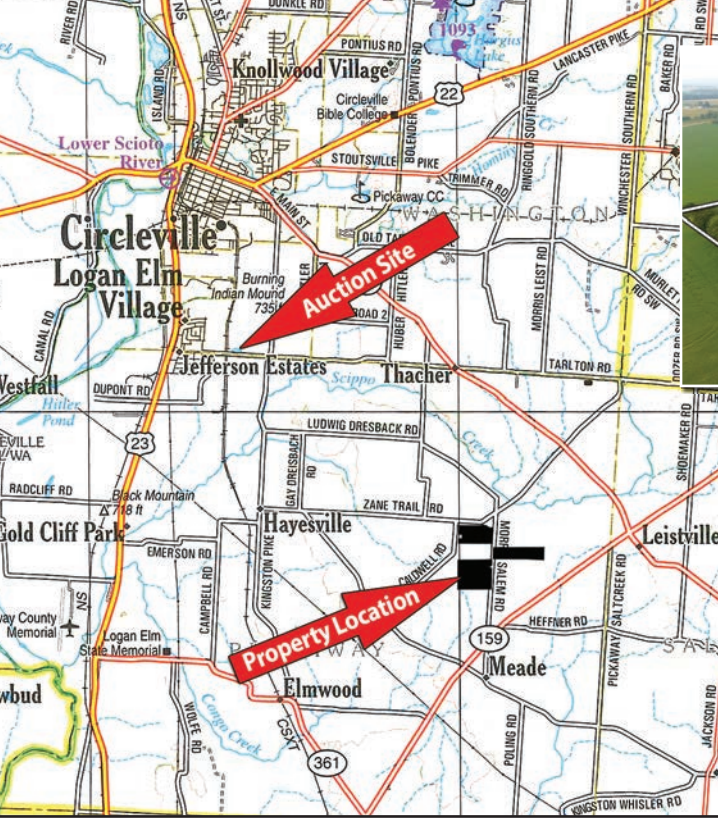
## IMPORTANT OHIO LAND

# AUCTION

TUESDAY, FEBRUARY 13, 1 PM

held at the AMVETS, 818 Tarlton Road, Circleville, Ohio 43113





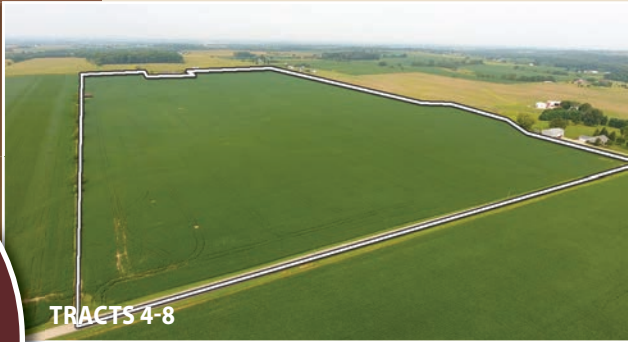
TRACT 1



TRACTS 2 & 3



TRACTS 2 & 3



TRACTS 4-8

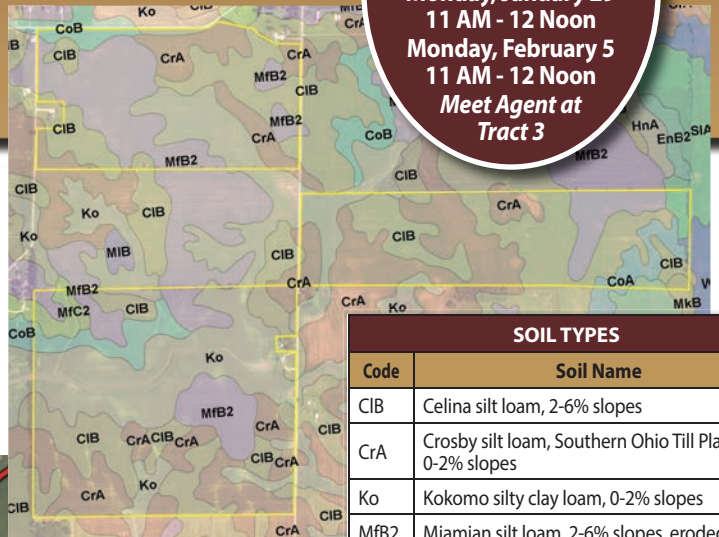
*Inspection times:*  
**Monday, January 15**  
 11 AM - 12 Noon  
**Monday, January 29**  
 11 AM - 12 Noon  
**Monday, February 5**  
 11 AM - 12 Noon  
**Meet Agent at Tract 3**

# 325.5± Acres AUCTION

## IMPORTANT OHIO LAND

TUESDAY, FEBRUARY 13 · 1 PM

CIRCLEVILLE, OHIO - PICKAWAY COUNTY (Pickaway Township)



SOIL TYPES	
Code	Soil Name
CIB	Celina silt loam, 2-6% slopes
CrA	Crosby silt loam, Southern Ohio Till Plain, 0-2% slopes
Ko	Kokomo silty clay loam, 0-2% slopes
MfB2	Miamian silt loam, 2-6% slopes, eroded
CoB	Corwin silt loam, 2-6% slopes
CoA	Corwin silt loam, 0-2% slopes
MfC2	Miamian silt loam, 6-12% slopes, eroded
SIA	Sleeth silt loam, 0-2% slopes
Pa	Patton silty clay loam, 0-2% slopes
MKB	Miamian-Kendallville silt loams, 2-6% slopes
Ws	Westland silty clay loam, Southern Ohio Till Plain, 0-2% slopes

**AUCTION TERMS & PROCEDURES**  
**PROCEDURES:** The property will be offered in 8 individual tracts, any combination of tracts, or as a total 325.5± acre unit. There will be open bidding on all tracts and combinations, during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.  
**DOWN PAYMENT:** 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 Title Opinion for the review of the prospective buyer(s). All tracts sold 'As-Is'.  
**DEED:** Seller(s) shall provide a Warranty Deed.  
**CLOSING:** The balance of the real estate purchase price is due at closing, which will take place on or before **March 16, 2018**.  
**POSSESSION:** Possession will be given at closing subject to the right of the seller to maintain possession and access to the grain bin located on Auction Tract 3 until July 31, 2018. Buyer to receive **2018 CROP RIGHTS!**  
**REAL ESTATE TAXES / ASSESSMENTS:** Taxes to be pro-rated to December 31, 2017. The property is currently under CAUV.  
**ACREAGE:** All boundaries are approximate and have been estimated based on current legal descriptions.  
**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 have 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.  
**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. If the property sells in its entirety, no new survey will be completed.  
**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 decision of the Auctioneer is 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.**

**PROPERTY LOCATION:** Located 8 miles southeast of Circleville, OH. **From the intersection of OH 22 and OH SR 56**, travel south on OH 56 6 miles to Zane Trail Road. Then right 1 mile to the farm. Frontage on Morris Salem, Zane Trail and Caldwell Roads. **From Chillicothe**, take SR 159 north 10 miles to Morris Salem Road. Then left ½ mile to the Farm. Watch for Signs!

**AUCTION SITE:** **AMVETS** located at **818 Tarlton Road, Circleville, OH 43113**. From the intersection of SR 22 and SR 56, continue on SR 56 (E. Main St) 1/2 mile to Kingston Pike. Turn right and travel 2 miles to Tarlton Rd. Then right ½ mile to auction site.

**TRACT DESCRIPTIONS:** (Acreages are Approximate)  
**Section 13 and 14 of Pickaway Township, Pickaway Co.**

**TRACT 1: 90.5± Acres** nearly all tillable. This is an investment quality tract with a good mix of Crosby, Kokomo and Celina soils. Ease of farming operation with nearly 1 mile long rows. Frontage on Morris Salem Rd.

**TRACT 2: 60± Acres** nearly all cropland.

**TRACT 3: 87± Acres** nearly all cropland with 1.5 acres of improved waterways. Features a 34K bushel Sukup grain bin built in 2014. Consider combining with Tract 2 for 147 contiguous acres of productive land.

**TRACT 4: 22± Acres** nearly all tillable with quality frontage on Morris Salem and Zane Trail Rd. Add this to your farming operation or consider it for an estate-size building tract.

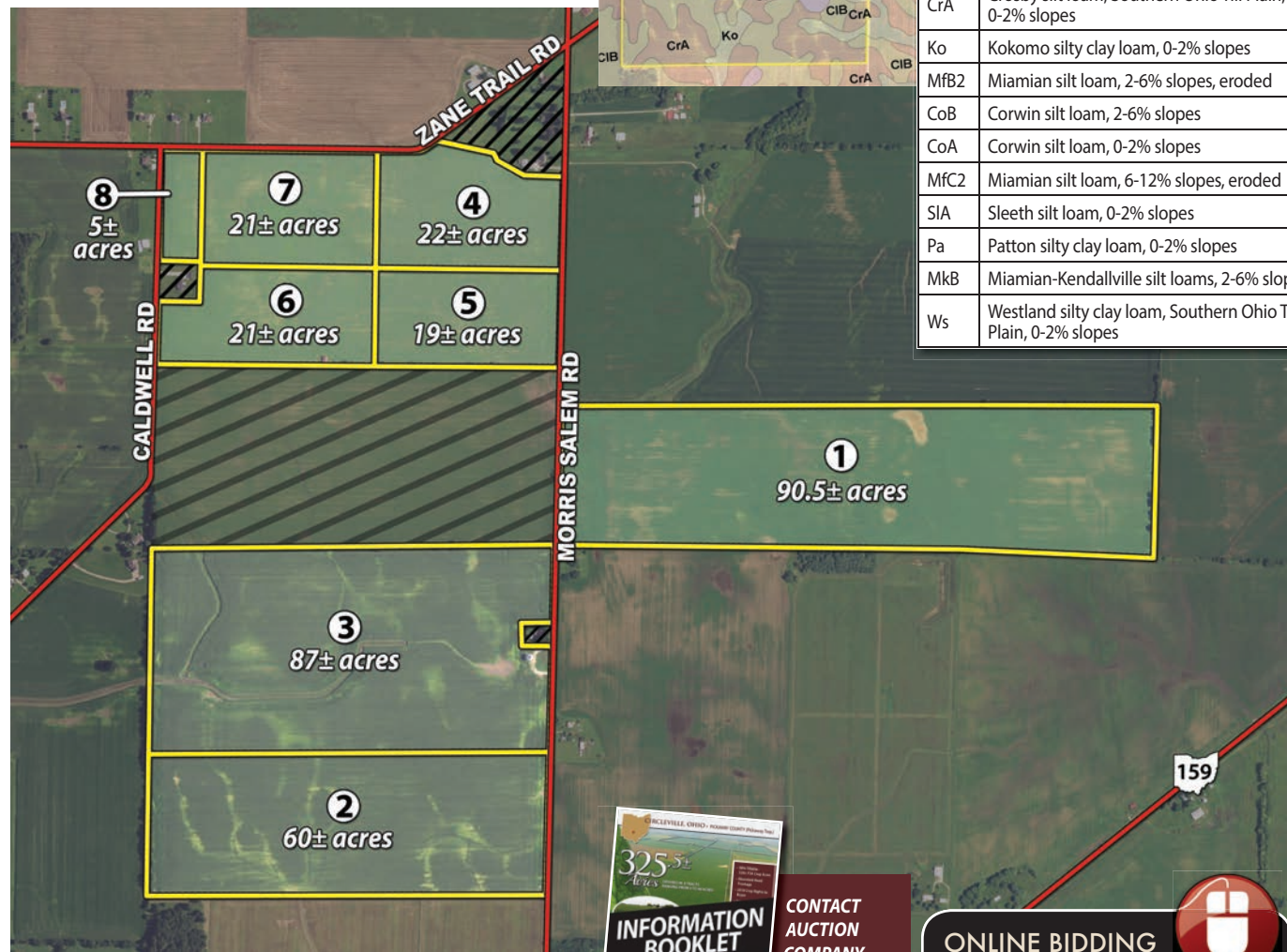
**TRACT 5: 19±** nearly all tillable with quality frontage on Morris Salem Rd.

**TRACT 6: 21± Acres** nearly all tillable with quality frontage on Caldwell Rd. Consider combining Tracts 4-8 for 88± contiguous cropland acres.

**TRACT 7: 21± Acres** nearly all cropland. Frontage on Zane Trail Rd. Make this an addition to your farming operation or potential estate-size building tract.

**TRACT 8: 5± Acres** of prime land located at the corner of Zane Trail and Caldwell Roads. Potential building site on a nice corner lot.

OWNER: STEW FARMS LTD.



TRACT 3



TRACT 3



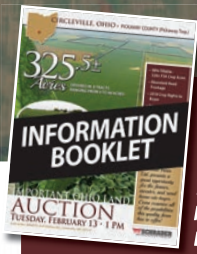
TRACTS 4 & 5



TRACT 6

**FOR INFORMATION CALL:**  
 Travis Kelley, 740-572-1525, Email: [travis@schraderauction.com](mailto:travis@schraderauction.com)  
 Andy Walther, 765-969-0401, Email: [andy@schraderauction.com](mailto:andy@schraderauction.com)

**SCHRADER** 260-244-7606 • 800-451-2709  
 Real Estate and Auction Company, Inc. [www.SchraderAuction.com](http://www.SchraderAuction.com)



**CONTACT AUCTION COMPANY FOR DETAILED INFORMATION BOOKLET**

**ONLINE BIDDING AVAILABLE**  
 You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You **must be registered One Week in Advance of the Auction** to bid online. For online bidding information, call Schrader Auction Company at 800-451-2709.