



Van Wert County, OH • Harrison & Liberty Townships

202+
Acres
in 3 Tracts



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Prime Van Wert County Soils
 Predominately Pewamo Silty Clay Loam Soils
 Highly Productive Soils, Excellent Yield Potential
 Mile Long Field
 Tracts 1 & 2 approx. 3 Miles South of Convoy on Hwy 49
 Tract 3 approx. 3.5 Miles South of Van Wert

Tracts 1 & 2



Tract 3

OHIO REAL ESTATE AUCTION
THURSDAY, MARCH 22 AT 6PM
 at the Van Wert County Fairgrounds Administration Bldg (EMR) Room online bidding available

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Tract 3

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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 Schrad Auction Co. - 800.451.2709.

MARCH						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
25	26	27	28	29	30	31
18	19	20	21	22	23	24
11	12	13	14	15	16	17
4	5	6	7	8	9	10
				1	2	3

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 800.451.2709 • 260.244.7606
 #63198513759



202+
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Tract 3

Van Wert County, OH • Harrison & Liberty Townships

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THURSDAY MARCH 22 AT 6PM

OHIO REAL ESTATE AUCTION

202± Acres

in 3 Tracts

LOCATION

AUCTION: Van Wert County Fairgrounds Administration Building (EMR) Room, 1055 S Washington St, Van Wert, OH

TRACT 1 is located 2.8 miles south of the intersection of Tully St and SR 49 in Convoy, Ohio, on SR 49 (east side of road).

TRACT 2 adjoins Tract 1 to the east with frontage on Bergner Rd (Refer to tract descriptions / mile long field).

TRACT 3 is located 3.5 miles south of the SW corner of the Fairgrounds. From the intersection of Hospital Dr (Ray Dr) and US 127, travel south on US 127 to Wren Landeck Rd turn right (west), travel 0.2 mile to property (south side of road).



Tracts 1 & 2



Tracts 1 & 2

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DESCRIPTIONS

TRACT 1 - 60± acres of all tillable prime Van Wert County farmland. Pewamo silty clay loam and Blount silt loam consist of over 82% of the soils on this tract.

TRACT 2 - 60± acres of all tillable prime Van Wert County farmland. Pewamo silty clay loam and Blount silt loam consist of 100% of the soils on this tract.

Combine Tracts 1 & 2 for 120± acres of prime soils with mile long field with frontage on Hwy 49 and Bergner Rd.

TRACT 3 - 82± acres Prime production Van Wert County soil featuring 84% Pewamo silty clay loam soils balance Blount silt loam. Pewamo silty clay loam is one of the most productive soils in Van Wert County. This tract has 12± acres of woods on the south end of the tract. East access from Wren Landeck Rd.

SELLER: Alva and Sandra Butler



Tract 3



Tract 3



①
60± acres

②
60± acres

③
82± acres

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Terms and Conditions

PROCEDURE: The property will be offered in three (3) individual tracts, any combination of two (2) or more tracts and as one (1) entire tract at the date and time noted in this brochure. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneers. Bids on tracts, tract combinations, and entire tract may compete.
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 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. It shall be the buyer(s) option to purchase Title Insurance if desired. The cost of the Owner's Title Insurance will be the responsibility of the Buyer(s).
CLOSING: The balance of the purchase price is due at closing, which will take place 30 days after auction day, or as soon thereafter as applicable closing documents are completed by the Seller. The closing on Tract 4 is subject to

approval of the Whitley County Planning Commission at the February 21st meeting. Costs for an administered closing shall be shared 50:50 between Buyer and Seller. All lender costs shall be paid by the Buyer.
POSSESSION: Possession of the land and home is at closing. However, possession of the land can be obtained prior to closing with an additional 10% down payment.
REAL ESTATE TAXES: Seller shall pay all 2017 real estate taxes due and payable in 2018. Buyer shall assume any taxes thereafter. Buyer shall pay all other assessments including drainage assessments, if any, that are last payable without a penalty after the date of closing.
ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on county tax parcel data, county

GIS and/or aerial mapping.
SURVEY: It is expected that the property will be conveyed using existing legal description(s). A new perimeter survey of the auction property will not be provided unless a new perimeter survey is required in order to record the conveyance or unless otherwise deemed necessary or appropriate in Seller's sole discretion. If a new perimeter survey of the property is provided, the survey costs shall be shared equally (50:50) between Buyer and Seller and the purchase price shall be adjusted proportionately to reflect the difference, if any, between the 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.