

**Auction Terms & Procedures:**

**PROCEDURES:** The property will be offered in 3 individual tracts, any combination of tracts, or as a total 85+/- 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 October 3rd, 2018.

**POSSESSION:** Possession will be delivered at closing subject to the 2018 crop lease. Buyer to receive 2019 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.

**CRP CONTRACTS:** Auction Tract 3 has 0.97 acres enrolled in a CRP waterway contract that is valid through 9/30/2026. The payment is \$ 185.77 per acre (\$ 180.00 per year). Buyer agrees to assume the contract.

**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 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. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS**

# Farm Land **==** AUCTION

AUGLAIZE CO • WAPAKONETA, OH

# 85.16<sup>±</sup> ACRES IN 3 TRACTS

**SCHRADER**  
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SEPTEMBER 2018						
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	29
30						



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**ONLINE BIDDING AVAILABLE**

**SCHRADER**  
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800-451-2709  
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UNION TWP, AUGLAIZE CO • 8 MILES EAST OF WAPAKONETA, OH

- 80± FSA Cropland Acres
- 2019 Crop Rights to Buyer
- Rolling Productive Farmland
- Located in Top Agricultural area
- Improved Drainage with 0.97± Acres of CRP Waterways
- Abundant Road Frontage
- OHIO "Century Farm" Designation

Tract 2

Tract 1

Wednesday, September 5<sup>th</sup> • 6pm



# Farm Land AUCTION

# 85.16<sup>±</sup> ACRES IN 3 TRACTS

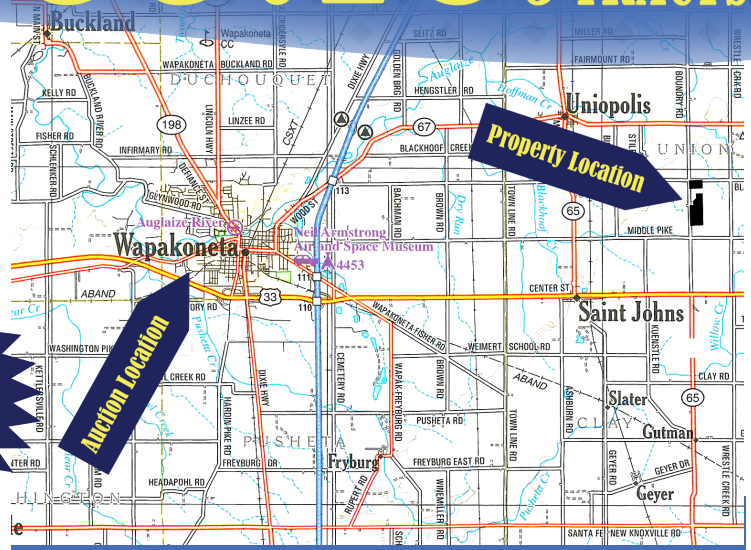
UNION TWP, AUGLAIZE CO • 8 MILES EAST OF WAPAKONETA, OH

Wednesday, September 5<sup>th</sup> • 6pm

**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 Co. 800-451-2709.

**TRACTS RANGING FROM 10 – 65 Acres**



## TRACT DESCRIPTIONS: (All Acreages are Approximates) AUGLAIZE County, UNION Township, Section 27

**TRACT 1:** 10+/- Acres nearly all tillable. Frontage on the corner of Blank Pike and Boundry Rd. Soils consisting of Blount silt loam, Glynwood, and Morley. This could be your place in the country or future home-site. Come examine all the possibilities!

**TRACT 2:** 10+/- Acres nearly all tillable with frontage on Blank Pike. Consider combining with Tract 2 for 20+/- acres of cropland.

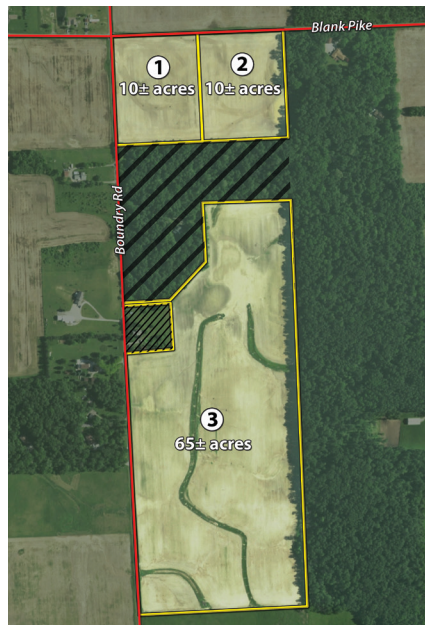
**TRACT 3:** 65+/- Acres with 60.9 FSA tillable acres. This is a productive rolling field with 0.97 acres of CRP improved waterways. Nice frontage on Boundry Road. Add this to your farming operation, or consider an impressive "Estate-Size Property" in the country.

**PROPERTY LOCATION:**  
From I-75 take Exit 110 (US 33) east 7 miles to Boundry Rd. Turn left (north) and travel 1.5 miles to the farm on the right. Continue north ¼ mile to Tracts 1 & 2 at the corner of Blank and Boundry Roads.

**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.

**INSPECTION TIMES: Meet a Schrader Representative at Tract 3**  
Friday, August 17 • 9AM - 10AM | Friday, August 24 • 9AM - 10AM

*Bid on the tract or combination of tracts that best fit your needs. Come examine all of the possibilities!*



OWNER: Virginia Secrest and Glenn F. Culp  
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