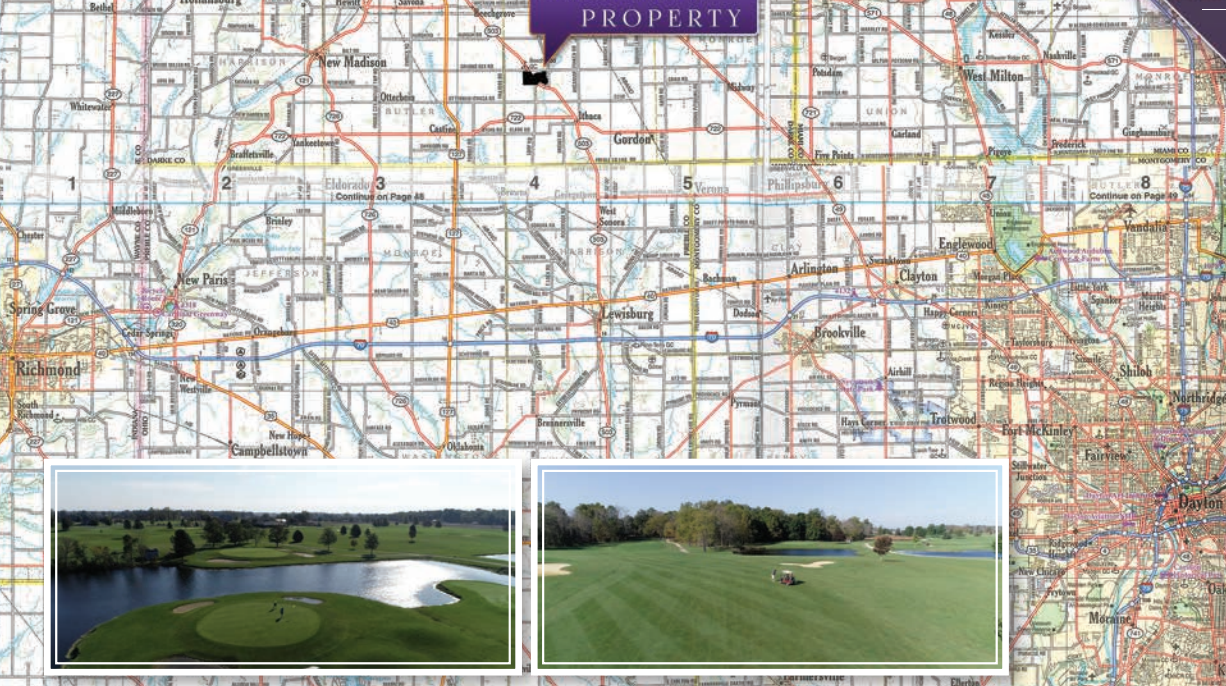
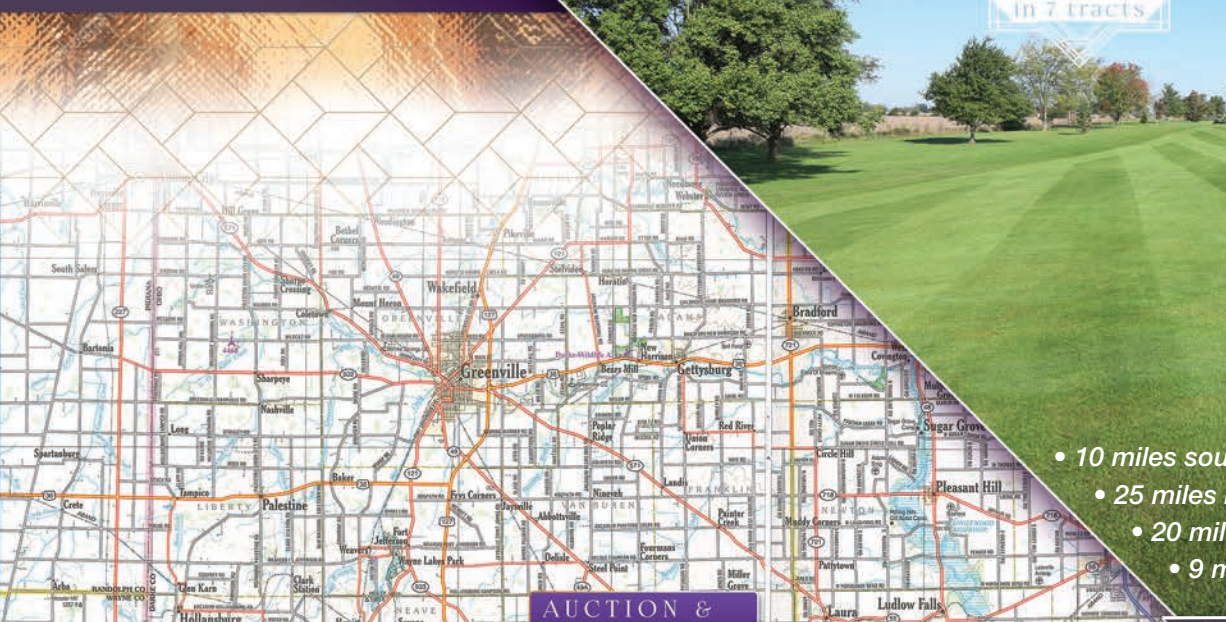


PROPERTY LOCATION & AUCTION SITE
 1476 St. Rt. 503, Arcanum, OH 45304.
 From I-75 take Exit 14 (SR 503) north 9 miles to the property. You will find frontage on OH SR 503, Grubbs Rex Rd., Loop Rd. and Littles Road.



- 10 miles southeast of GREENVILLE, OH
- 25 miles northwest of DAYTON, OH
- 20 miles northwest of RICHMOND, IN
- 9 miles north of the I-70 INTERCHANGE.

AUCTION TERMS & CONDITIONS:

PROCEDURES: The property will be offered in 7 individual tracts, any combination of tracts, or as a total 251 +/- 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 January 11th, 2019.

POSSESSION: Possession will be delivered at closing.

REAL ESTATE TAXES / ASSESSMENTS: Taxes will be prorated using the local "short" pro-rata method.

ZONING: Tracts 1- 2 are zoned A-1 Agriculture. Tracts 3-7 are zoned as a planned unit development. Contact auction company for more information.

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 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

SCHRADER
 Real Estate and Auction Company, Inc.

NAA
 NATIONAL ASSOCIATION OF AUCTIONEERS

IAA
 INDIANA ASSOCIATION OF AUCTIONEERS

Corporate Headquarters
 950 North Liberty Dr.
 Columbus City, IN 46725

OHIO Headquarters
 11707 W Lancaster Rd.
 Jeffersonville, OH 43128

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

Auction Managers:
Andy Walker: 765-969-0401
 #REC0000314452 #SAL2012001611, #65198513759

NOVEMBER 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	

Follow us on:
 Facebook, YouTube, Twitter, Instagram, LinkedIn, Nextdoor

Get our new iOS App
SchraderAuction.com

MAJOR LAND
AUCTION
 BEECHWOOD GOLF COURSE
251 ACRES
 in 7 tracts

MAJOR LAND
AUCTION
 BEECHWOOD GOLF COURSE
251 ACRES
 in 7 tracts

TUESDAY, NOVEMBER 27TH @ 1PM



ARCANUM, OHIO • DARKE COUNTY
 • TWIN TOWNSHIP

TUESDAY, NOVEMBER 27TH @ 1PM

TRACTS RANGING FROM 8-132 ACRES

SCHRADER
 Real Estate and Auction Company, Inc. **800-451-2709**

SchraderAuction.com ONLINE BIDDING AVAILABLE

MAJOR LAND
AUCTION
 BEECHWOOD GOLF COURSE
251 ACRES
 in 7 tracts

Top Condition - TURNKEY OPPORTUNITY
 Totally Irrigated course with Multiple Ponds
 Potential Estate Building Sites

27 HOLE Fully Developed Golf Course
 Impressive Clubhouse & Banquet Facility
 Abundant Road Frontage

ARCANUM, OHIO • DARKE COUNTY • TWIN TOWNSHIP

TUESDAY, NOVEMBER 27TH @ 1PM

TRACTS RANGING FROM 8-132 ACRES

SCHRADER
 Real Estate and Auction Company, Inc. **800-451-2709**

SchraderAuction.com ONLINE BIDDING AVAILABLE

MAJOR LAND AUCTION

BEECHWOOD 251 ACRES in 7 TRACTS GOLF COURSE

Top Condition - TURNKEY OPPORTUNITY
Totally Irrigated Course with Multiple Ponds
Potential Estate Building Sites

27 HOLE Fully Developed Golf Course
Impressive Clubhouse & Banquet Facility
Abundant Road Frontage

ARCANUM, OHIO • DARKE COUNTY • TWIN TOWNSHIP
TUESDAY, NOVEMBER 27TH @ 1PM
TRACTS RANGING FROM 8-132 ACRES

THE BEECHWOOD GOLF COMPLEX

presents an excellent opportunity to own a turn-key business and also potential land buyers the opportunity to Bid on the Tract or combination of Tracts that best fit their needs. Come examine all of the possibilities!



TRACT DESCRIPTIONS: (All Acreages are Approximates) Darke County, TWIN Township, Sections 19 & 20

- Tract 1: 20± Acres featuring an impressive clubhouse with several improvements. This beautiful setting features established landscape, a pond, and ample frontage on SR 503 and Loop Road. Examine the possibilities of buying this as a stand-alone Tract for your new "Event Center".
- Clubhouse / Banquet Facility, 80'x 80' built in 1994 with an 80'x 60' basement. Main floor has a Pro shop, offices, restrooms, kitchen and banquet hall w/seating for 250+.
- Maintenance Building 80'x80' built in 1990 with outdoor Pavilion built on top of it with picnic area, seating for 250, and (3) restrooms.
- Cart & Storage Barn 40'x40' older farm barn. Remodeled with concrete floor, open floor plan and wired for 60 carts and chargers.
- Shop Building 60'x60' with 25'x25' shop office, 25'x32' beverage garage w/restroom, built in 1994.
- Paved Parking Lot with 160 spaces
- Covered Cart Canopy Shelter, 40'x40', built in 2008.



- Tract 2: 132± Acres featuring mature trees, rolling hills and a 5± acre lake with additional pond. This tract encompasses nearly all of the 18-hole "Woods" course. It is zoned A-1 Agriculture and could be converted back into crop production. Examine the possibility of making this an impressive home site or recreational area. Frontage on Grubbs Rex Rd. and OH SR 503.
- Tract 3: 12± Acres with rolling hills and scenic pond. This tract includes the concrete road known as Magnolia place and nice graveled parking area that is adequate for 70 cars. Consider this as an impressive potential building site.
- Tract 4: 8± Acres. Potential building site with frontage along SR 503 and access via Magnolia Place.
- Tract 5: 16± Acres with rolling hills and scenic pond. This tract includes the concrete road known as Belle Terre Way. Consider combining with an adjoining tract or examine the possibilities of building a home here!
- Tract 6: 22± Acres with rolling hills and a small pond. Frontage on Grubbs Rex Rd.
- Tract 7: 41± Acres. This is a beautiful piece of land featuring an 4± acre lake with rolling hills and open areas. Frontage on Little's Road. Examine all the possibilities this tract has to offer!

OWNER:
BEECHWOOD GOLF COURSE dba Mikesell
Transportation Brokers, INC

AUCTION MANAGER:
ANDY WALTHER
765-969-0401
andy@schraderauction.com

SCHRADER
Real Estate and Auction Company, Inc.

800-451-2709 **SchraderAuction.com**

Inspection Times:
Meet a Schrader Representative at Tract 1
Tuesday Oct. 30 • 11 AM – 1 PM
Tuesday Nov. 6 • 11 AM – 1 PM
Tuesday Nov. 13 • 11 AM – 1 PM

Watch our website for
information and brochure for
the Beechwood Equipment
Auction on December 15th @ 10am!

ONLINE BIDDING AVAILABLE
You may bid online during the auction at 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.