

Ohio Dairy Auction

Thursday, December 20 • 10AM | Held at the American Legion Post 541, Continental, OH

ONLINE BIDDING AVAILABLE



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Rex D. Schrader Broker: BRK.2014002282, Auctioneer: 2012000041
 Roger Diehm Auctioneer: 2016000025
 Schrader Real Estate & Auction Co.
 Broker: REC.0000314452, Auction: 63198513759



SCHRADER
Real Estate and Auction Company, Inc.

Ohio Office:
 11707 W Lancaster Rd, Jeffersonville, OH 43128
 800-451-2709 • www.SchraderAuction.com

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Held at the American Legion Post 541, Continental, OH

- Double-36 Parallel Parlor w/ 2,250 free stalls • 1,650± Head of Cattle • 107± Tillable Acres • Wooded Recreational Land • Farm Equipment • Excellent Opportunity



Equipment & Personal Property to sell immediately following the land & cattle

193±
Acres in 4 Tracts

The real estate will sell to the highest bidder(s) if the total gross purchase price is at least \$3.4 million or more.

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Ohio Dairy Auction

Putnam County, OH

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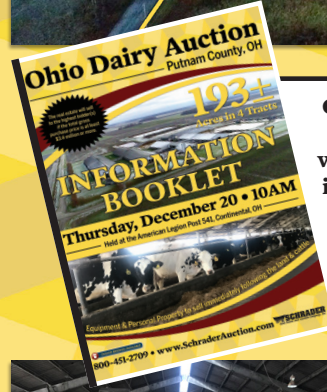
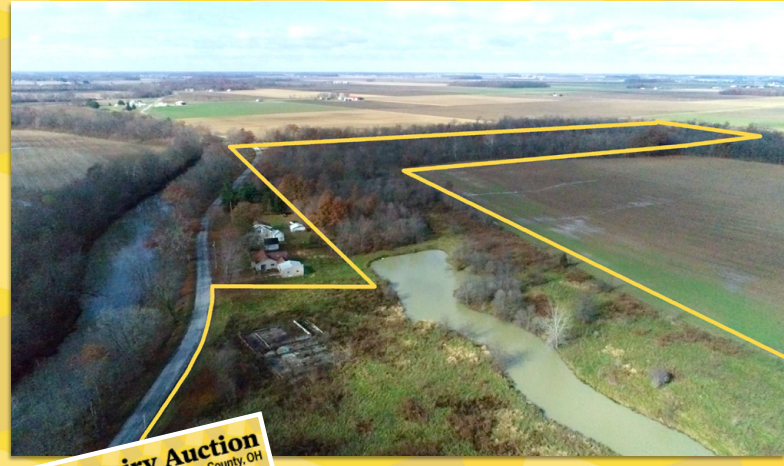
ONLINE BIDDING AVAILABLE

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 Schrader Auction Co. - 800-451-2709.



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193± Acres in 4 Tracts



Contact Auction Company for Detailed Information Booklets for the property with additional Due-Diligence Materials, including information such as: soil maps, tax information, FSA information, and site development plans. Cattle Information booklets with detailed Cow information available on request.

• Ohio Dairy Auction • 193± Acres offered in 4 Tracts • Double-36 Parallel Parlor w/ 2,250 free stalls • 1,650± Head of Cattle • 107± Tillable Acres • Wooded Recreational Land • Farm Equipment • Excellent Opportunity

OPEN HOUSE/INSPECTION DATES

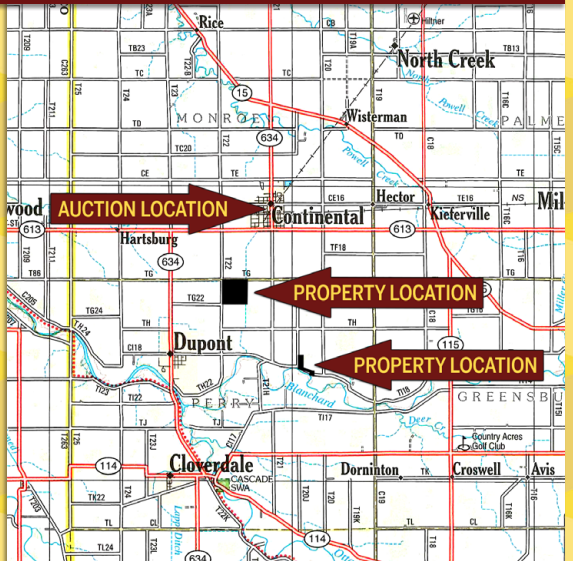
Monday, December 3 • 9am-Noon & Wednesday, December 12 • 9am-Noon | Meet a Schrader representative at the properties for additional information. Additional Inspections by Appointment Only!

PROPERTY LOCATION

7089 RD 22, Continental, OH • From the intersection of County Road 22 and State Route 613, just one mile west of Continental, OH, travel south on County Road 22 one mile to Tract 1. From Tract 1 to Tract 3, travel south 1.5 miles to Road 118. Turn east on Road 118 and travel 1.5 miles to Tract 3.

AUCTION LOCATION

American Legion Post 541, 109 S 5th St, Continental, OH 45831 • From the intersection of State Route 613 and Main Street/County Road 21 at the south side of Continental, OH, travel north on Main Street 3 blocks to Maple Street. Turn west on Maple Street and travel 3/4 block to the American Legion. Parking available on the street and west of the building.



SALE PROCEDURE

All property will be sold at American Legion Post 541 beginning at 10 AM. After the close of the real estate and cattle sale, the equipment will be sold as well via video screen at the Legion.

PROPERTY DESCRIPTION

This offering provides a rare investment opportunity including an operating dairy with permitted 2,250 head capacity. There are approximately 2,250 free-stalls. Also, a Double-36 parallel parlor. Herd includes 1,650± producing cows. Dairy herd will be tested for TB and have an RFID tag for transport by Auction date.

TRACT DESCRIPTIONS

- TRACT 1: 90± ACRES, Double-36 parallel parlor, 2,250 free stalls. Currently permitted for 2,250 cows. 3 lagoons with total capacity of 48±mm gallons. This tract includes a small home and frontage on County Road 22 and Road G.
- TRACT 2: 69.5± ACRES mostly all tillable with frontage on County Road 22.
- TRACT 3: 22± ACRES mostly all wooded with frontage on County Road 118 and Road 20. Consider the hunting and recreation on this tract!
- TRACT 4: 11.5± ACRES with a home and pond.

EQUIPMENT & PERSONAL PROPERTY (Cattle & Farm Equipment will be sold at Auction Location, American Legion Post 541, via a video screen)

- Cat 938G Loader • 2014 Volvo L90G Loader • Trioliet 4600 Mixer • Kuhn Knight 8140 Slinger Spreader • Mecc Alte 800KW Generator

For more photos visit our website!



The cattle will need to be removed from the Real Estate by noon on December 24th, 2018. If cattle are purchased in combination with the Real Estate and the Buyer wishes to keep the cattle on site, the Buyer will need to enter into a lease agreement to keep cattle on the property through closing. Contact Auction Company for more details.

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AUCTION TERMS:
BUYERS PREMIUM: A 3% Buyers Premium will be added to the final bid price and included in the contract purchase price (land, cattle & equipment).
DOWN PAYMENT: 10% down payment on the day of auction. The down payment may be made in the form of cashiers 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: All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. Final bid prices are subject to the Sellers acceptance or rejection.
DEED: The property will be conveyed by warranty deed, free and clear of liens but otherwise subject to all roads,

easements, matters of record and other permitted exceptions described in the purchase contract.
EVIDENCE OF TITLE: Preliminary title evidence will be available for review prior to the auction. Prior to closing, Seller will furnish an updated certificate of title or title insurance commitment. If Buyer elects to purchase title insurance, the cost of any title insurance shall be at Buyers sole expense.
CLOSING: The targeted closing date will be approximately 30 days after the auction. The balance of the purchase price is due at closing. Costs for an administered closing shall be shared 50:50 between Buyer(s) and Seller. All lender costs shall be paid by the Buyer(s).
POSSESSION: Possession shall be at closing.
REAL ESTATE TAXES: Real Estate taxes shall be prorated on a calendar year basis to the date of closing.
ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated

based on property tax information and/or aerial mapping.
SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction or where Seller otherwise determines a survey is appropriate. Any need for a new survey shall be determined solely by the Seller. Buyer and Seller will each pay half of the cost of the survey. The type of survey performed shall be at the Sellers option and sufficient for providing title insurance. If Seller determines a survey is needed, combined purchases will receive a perimeter survey only. Final sales price shall be adjusted to reflect any difference between 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. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility

for Bidders 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.
CORN SILAGE: Corn silage on the farm and related corn silage contracts shall be assumed by the Buyer of the Real Estate Tract 1. Copies of all related corn silage contracts are available from the Auction Company.
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 persons 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.**
PERSONAL PROPERTY TERMS & CONDITIONS: Cash or Check with ID. MasterCard & Visa also accepted, with a 4% Credit Card Fee. Not responsible for accidents.