



PO Box 508 • 950 N Liberty Dr
Columbia City, IN 46725
800.451.2709 • 260.244.7606



Auction Manager: RD Schrader

FEBRUARY

Sun	Mon	Tue	Wed	THU	Fri	Sat
				6	7	8
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

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 Company 800.451.2709.



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Land AUCTION

Bellefontaine, Logan County, OH

Thursday, February 6 at 6:00pm



304± acres

Offered in 4 Tracts

- 254± Acres Tillable
- Minster Silty Clay Loam & Crosby Silt Loam (Prominent Soil Types)
- 30± Acres of Woods
- Prime Hunting / Trophy Deer
- 4,800± ft. of Road Frontage on St Rd 47
- Adjacent to Bellefontaine Airport
- City Water Available along St Rd 47
- Railroad on South Side of Property
- Investigate Future Development Potential

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Bellefontaine, Logan County, OH

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Land AUCTION

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held at the Winner Harvest Barn, De Graff, OH

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Land AUCTION

Bellefontaine, Logan County, OH



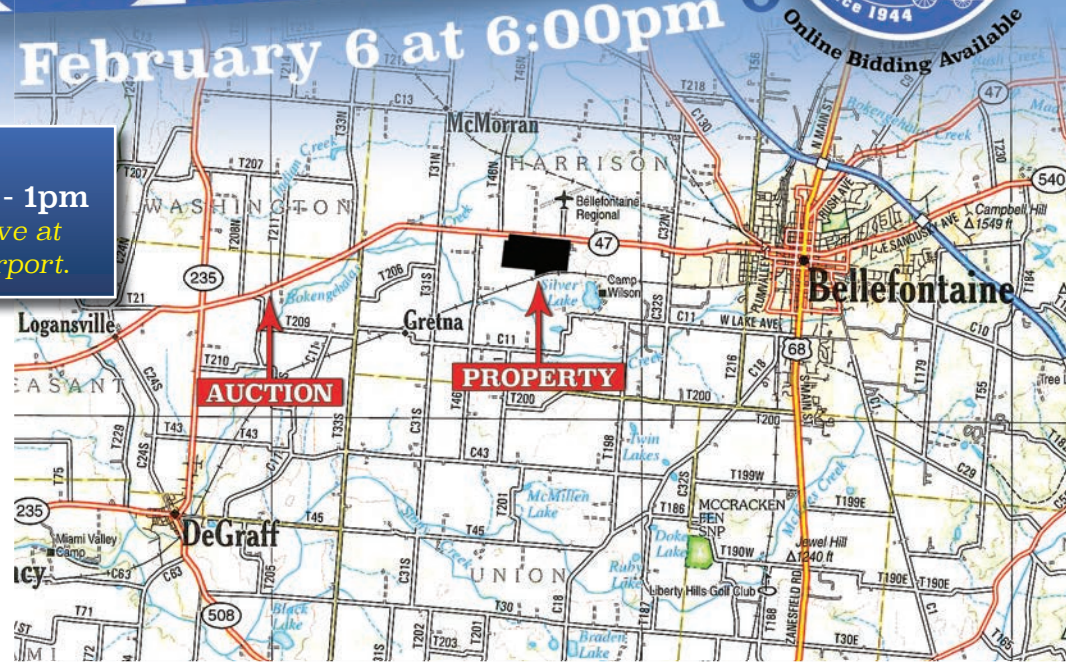
held at the Winner Harvest Barn, De Graff, OH

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INSPECTION DATES:
Tues, January 21 • 10am - 1pm
Meet a Schrader Representative at the Bellefontaine Regional Airport.



TRACT 1 - 100± acres with 94± acres of productive tillable land. Minster silty clay loam, Crosby silt loam, and Brookston silty clay loam make up approximately 60% of the tillable acreage. This property has easy access from St Rd 47 plus railroad access on the south boundary line. Investigate the possibility of this tract as a potential commercial or industrial development site. Approximately 1760 feet of frontage on St Rd 47 with city water along St Rd 47.

TRACT 2 - 129± acres with 113± acres of productive tillable land. Minster silty clay loam and Crosby silt loam make up approximately 73% of the productive tillable land on this tract. Great access from St Rd 47 with city water along St Rd 47 plus access to railroad on South side of this tract. Combine with tract 1 for 229± acres.

TRACT 3 - 30± acres with 28± acres of productive tillable farm land. Approximately 73% of the soils on this tract consist of Crosby silt loam, Brookston silty clay loam, and Minster silty clay loam. **Combine Tracts 1, 2, & 3 for a total of 259± acres with 235± acres of productive tillable land in one large contiguous field.**

TRACT 4 - 45± acres with 30± acres of woodland and 13± acres of productive tillable land and 300+ feet of frontage on St Rd 47. This tract includes 30± acres of mixed hardwood trees providing excellent deer hunting opportunities; refer to picture of deer harvested in this tract. This is an excellent hunting/recreational tract with income from the tillable acreage.

Don't miss this opportunity to buy a prime hunting/recreational tract of land with income.

OWNER - Sam & Chris Kinney

TO THE PROPERTY: From intersection of US Hwy 68 and St Rd 47 in downtown Bellefontaine, go west on St Rd 47 for 3 miles to property on south side of St Rd 47, across the road from the Bellefontaine Airport.

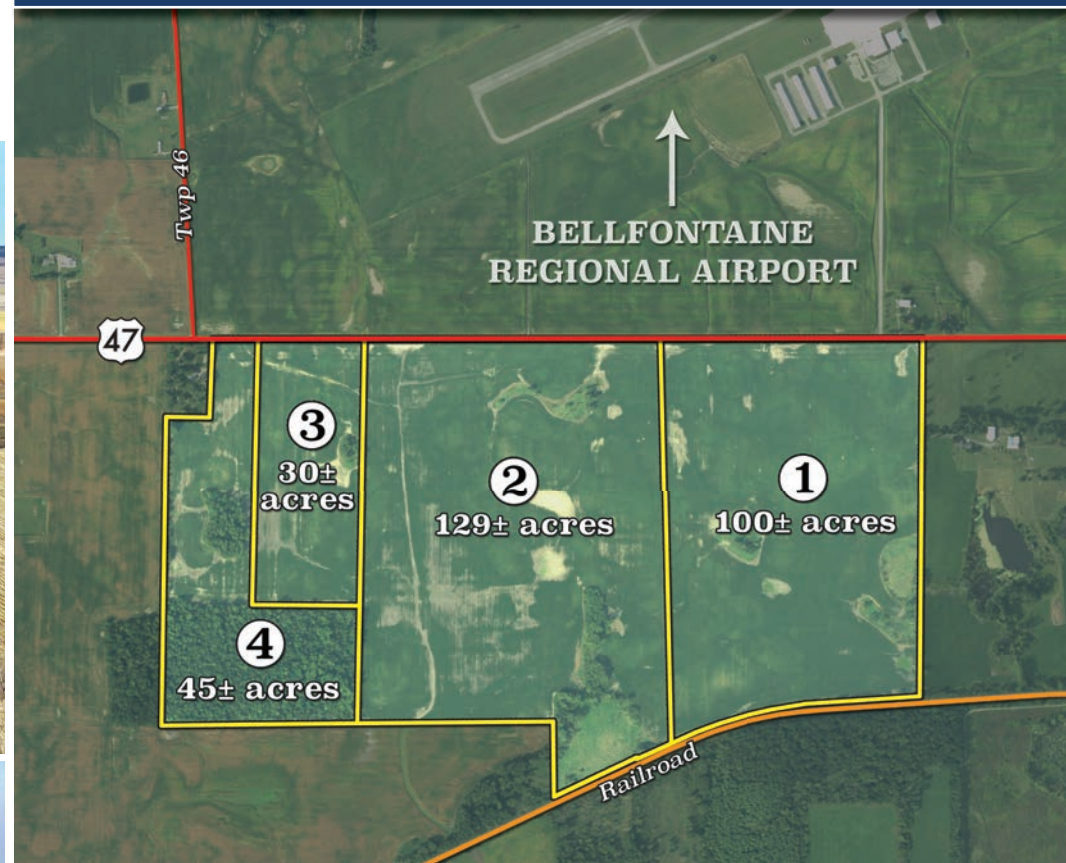
AUCTION SITE: Winner Harvest Barn → 7317 St Rd 47 W, De Graff, OH 43318



From Bellefontaine at St Rd 68 and St Rd 47, go west on St Rd 47 approximately 7.2 Miles. On the south side of the road.



Tract 2



Tract 4

Trophy Deer Harvested on Tract 4

PRIME HUNTING Harvested by the owners.



75th ANNIVERSARY
Since 1944 **SCHRADER**

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Terms and Conditions:

PROCEDURE: The property will be offered in 4 individual tracts, any combination of tracts and as a total 304 acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. The auction will be offered in individual tracts, combinations of tracts, and as a whole.

DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. 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: All successful bidders will be required to enter into 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: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide Warranty Deed.

CLOSING: The targeted closing date will be approximately 30 days after the auction or as soon thereafter, as applicable closing documents are completed by Seller.

POSSESSION: Possession of the land shall be at closing.

REAL ESTATE TAXES: Seller shall pay all of 2019 real estate taxes due and payable in 2020. Buyer(s) will assume responsibility of all real estate taxes thereafter.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting their own independent inspections, at their own risk, 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.

ACREAGE: All tract acreage, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

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. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

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.