

Important
OHIO LAND AUCTION
WASHINGTON COURT HOUSE • FAYETTE CO • UNION TWP

THURSDAY APRIL 30
AUCTION STARTS AT 11AM
ONLINE BIDDING AVAILABLE

516± acres
OFFERED IN 9 TRACTS
Ranging from 6± to 123± Acres

• 50 Miles to Dayton
• 75 Miles to Cincinnati
• 40 Miles to Columbus

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2020 Crop Rights Available to Buyer!

- 430± FSA Tillable Acres
- Large Fields for Ease of Farming Operation
- Quality Soils in Top Agricultural Area
- Great Location! Only 1 Mile South of the US 35 / US 62 Interchange
- Abundant Frontage on (3) Roads
- (4) Homes Including Picturesque Farmstead w/Barns
- 37,000 bushel of Storage w/Nice 60' x 80' Machine Shed
- Potential Wooded and Open Land Building Tracts

THURSDAY, APRIL 30
AUCTION STARTS AT 11AM
ONLINE BIDDING AVAILABLE
at Fayette County Fairgrounds (Mahan Building), Washington Court House, OH



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ONLINE BIDDING AVAILABLE
You may bid online during the auction at
www.schradlerauction.com. You must be registered
One Week in Advance of the Auction to bid online.
For online bidding information, call Schradler Auction Co.

APRIL						
Sun	Mon	Tue	Wed	THU	Fri	Sat
				1	2	3
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				10	11	12
				13	14	15
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				19	20	21
				22	23	24
				25	26	27
				28	29	30

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516[±] acres
All Acreages are Approximate

OFFERED IN 9 TRACTS

Ranging from 6[±] to 123[±] Acres

INSPECTION DATES Wed, April 8, 15 & 22 • 10am-Noon
Meet a Schrader Representative at Tract 6. **or Call for Private Showing!**

TRACT 1: 43[±] Acres mostly tillable with great visibility. Just south of the city limits with US HWY 62 frontage. Consider adding this to your farming operation or examine the long term development potential. Includes 3[±] Acres of wooded land with 3 BR/1.5 BA home. This is an older farmstead with several outbuildings and barns. Address: 2461 US Hwy. 62 SW.

TRACT 2: 123[±] Acres nearly all tillable. This tract has 3,500[±] of frontage along Rowe Ging Rd. and US 62 frontage. Nice investment opportunity. Large field for ease of farming operations. Includes 4[±] Acres of wooded land with 1 BR / 1 BA income producing rental house. Address: 2631 US Hwy. 62 SW.

TRACT 3: 49[±] Acres nearly all tillable. Nice size investment piece with predominantly Brookston soil. 1,225[±] frontage on Rowe Ging Rd.

TRACT 4: 42[±] Acres with 28[±] tillable acres. Frontage and farm lane entrance off of Rowe Ging Rd. and additional frontage on US 62 includes an open grass meadow and woods along with a 3 BR/ 1 BA home with outbuildings. Address: 2953 US Hwy. 62 SW. Examine the potential of splitting part of this off for your feature building site.

TRACT 5: 123[±] Acres with 110[±] FSA tillable acres. Quality soils and nice large field. Bordered to the south by an open ditch for potential improved drainage. Includes 4[±] acres of wooded land along US 62.

TRACT 6: 6[±] Acres farmstead with an attractive "turn-of-the-century" 2-story home with approx. 2,600 sf of living space featuring 3 BR and 1.5 BA. The tract has 37,000[±] bushel of grain storage, a nice 60'x80' machinery shed and additional outbuildings. Nice place in the country with mature trees and plenty of barn space. Address: 3131 US Hwy. 62 SW., Washington Court House, OH.

TRACT 7: 34[±] Acres with 20[±] FSA tillable acres that are systematically tilled. Frontage and access off of US 62 (Leesburg Road). Nice mix of trees and income producing tillable land.

TRACT 8: 86[±] Acres with 61[±] FSA tillable acres. This tract has frontage on Mark Road and access points off of US HWY 62. Great mix of recreational land and income producing tillable land with a beautiful tree-lined creek along Mark Rd.

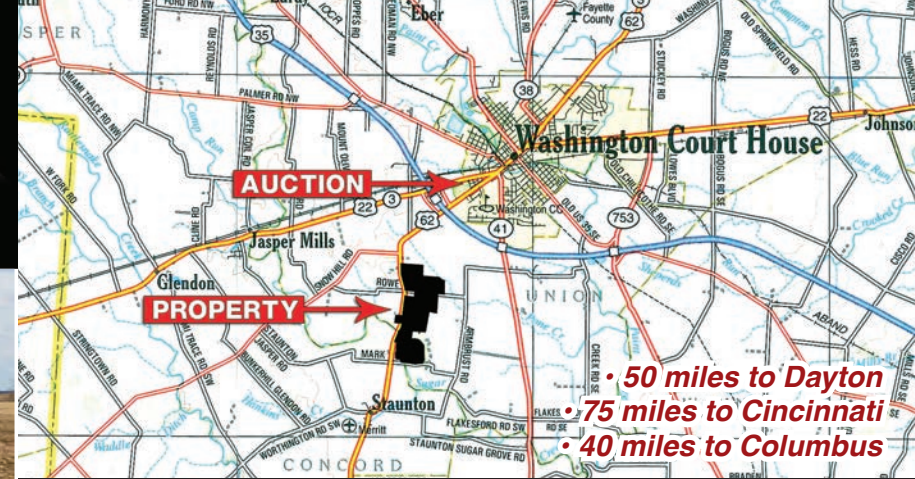
TRACT 9: 10[±] Acres nearly all tillable. Productive field for row crops or consider this as an estate-sized building site.

OWNER: Duff Farm Company LTD



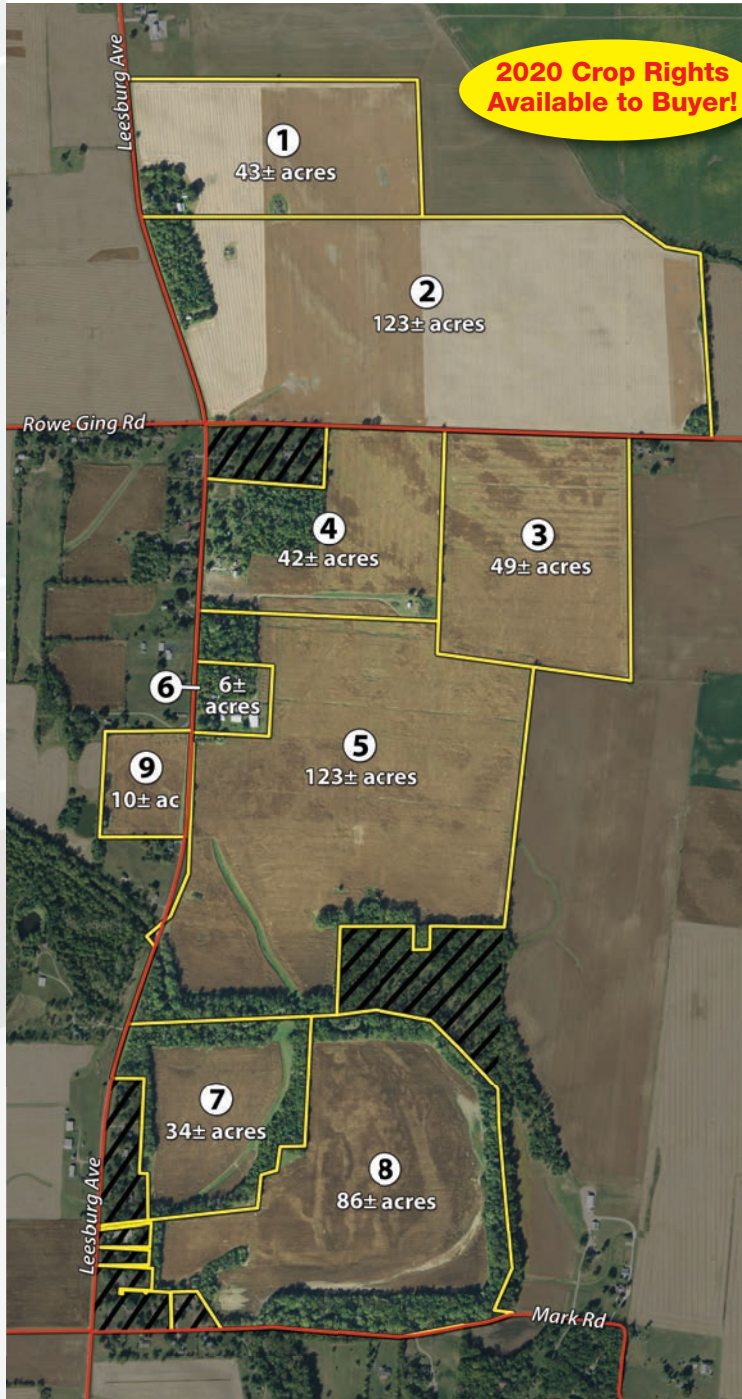
Great opportunity for the Investor, Farmer, or Rural Home Buyer. Come examine the possibilities this farm has to offer!

Contact an auction manager or visit our website for more photos or a detailed information book!



PROPERTY LOCATION: From the intersection of US 35 and US 62, travel south 1 mile to the farm. Frontage on US 62 SW, Rowe Ging Rd. and Mark Road. Main farmstead is located at 3131 US HWY 62 SW, Washington Court House, OH 43160.

AUCTION SITE: Mahan Building at the FAYETTE COUNTY FAIRGROUNDS located at 213 Fairview Ave. Washington Court House, OH 43160.



AUCTION MANAGERS: Andy Walther • 765.969.0401 • Travis Kelley • 740.572.1525

Terms and Conditions:

PROCEDURES: The property will be offered in 9 individual tracts, any combination of tracts, or as a total 516[±] acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer.

DOWNPAYMENT: 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 Title Opinion 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 June 12, 2020.

POSSESSION: Possession for standard farming practices will be available immediately after

the auction by executing a Pre-Closing Access Agreement. Possession of all houses will be conveyed 30 days after closing. Possession of Grain Bins on Tract 6 will be August 1, 2020.

CROP RIGHTS: Buyer to receive all 2020 cropping rights. (See agent for potential leaseback options)

REAL ESTATE TAXES / ASSESSMENTS: Taxes will be pro-rated to the date of closing. The property is currently enrolled in the CAUV program. Current whole farm tax is \$ 21,053.00 / year.

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. 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 title transfer.

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.**



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