



PROPERTY LOCATION: 5030 N. County Rd 25A Piqua, Ohio 45356. *From the North:* take I-75 South to exit 78 onto County Road 25A, turn left onto County Road 25A towards Piqua 1/4 mile to the farm on left. *From the South:* take I-75 North to exit 78 onto County Road 25A, turn left onto County Road 25A towards Piqua 1/4 mile to the farm on left.

AUCTION SITE: Duke Lundgard Building at the Miami County Fairgrounds located at 650 N. County Rd. 25A Troy, OH 45373.

SCHRADER

Real Estate and Auction Company, Inc.

6% Buyer's Premium
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OCTOBER 2020						
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	31

Important Land AUCTION

485± Acres
 OFFERED IN 7 TRACTS

Miami County, PIQUA, OHIO

- Commercial Development or Transitional Possibilities
- High Traffic Count with I-75 frontage and easy I-75 "ON and OFF" Access at Exit 78
- Abundant frontage along N. County Rd 25A, Experiment Rd and Farrington Rd.
- Within ¼ mile to Major Health Care Provider
- Productive Soils with 291.83± FSA Tillable acres
- Multiple Homes or potential home sites
- Historic "Picturesque Farmstead" with Impressive Home

Miami County, PIQUA, OHIO

485± Acres Important Land AUCTION

THURSDAY, OCTOBER 1ST • 11:00 AM

Auction held at the Duke Lundgard Building, Miami County Fairgrounds at 650 N. County Rd. 25A Troy, OH 45373

SCHRADER Real Estate and Auction Company, Inc. 6% Buyer's Premium
800.451.2709 • schraderauction.com • ONLINE BIDDING AVAILABLE



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TERMS & CONDITIONS:
PROCEDURE: The property will be offered in 7 individual tracts, any combination of tracts, or as a total 485± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.
BUYER'S PREMIUM: A 6% Buyer's Premium will be added to the final bid price and included in the purchase price.
DOWN PAYMENT: 10% non-refundable down payment is due on the day of auction. 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: Each successful bidder must execute a purchase contract at the auction site immediately following the close of bidding. All final bid prices are subject to the Sellers' acceptance or rejection.
EVIDENCE OF TITLE: Seller will provide a Preliminary Title Insurance Schedules for review prior to the auction.

DEED: Seller will provide a Warranty Deed.
CLOSING: The balance of the purchase price is due in cash at closing. The targeted closing period is on or before November 1, 2020.
POSSESSION: Delivery of possession will be at closing, except that possession of the cropland shall be delivered subject to the rights of the current farm tenant for the remainder of the 2020 crop year and possession of the timber land shall be delivered subject to Seller's right to complete the post-closing harvest of certain Marked Timber until December 15, 2020. All 2020 crop rental income will be retained by the Seller.
REAL ESTATE TAXES: Taxes to be prorated to the date of closing. Property is currently in the CAUV program. All CAUV RECOUPMENT will be the sole expense of the Buyer(s).
PROPERTY INSPECTION: Prospective bidders are 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. Prospective bidders may enter upon the property only at the advertised times on the scheduled inspection dates or by special appointment. No person shall enter upon the property without first executing an approved form of Waiver and Release. Seller and Seller's Agents disclaim any and all responsibility for the safety of any person during any physical inspection of the property. Photo ID must be presented at the time of signing the waiver/release.
ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.
SURVEY: A new survey will be obtained only (i) where a new parcel is created, (ii) where a new survey is required in order to record the conveyance, or (iii) at Seller's election. Survey costs will be shared (50:50) by Seller and Buyer. Any survey will be sufficient for recording the conveyance but the type of survey shall otherwise be determined by Seller. Any survey of adjacent tracts purchased in combination will not show interior tract boundaries.
FSA INFORMATION: See Agent. FSA Farm #5916. Total FSA Cropland 291.83± Acres.
AGENCY: Schrader Real Estate & Auction Company, Inc. and their representatives are exclusive agents of the Seller.
DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and any other marketing materials are subject to the terms and conditions of the purchase contract. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, express or implied, concerning the property is made by the Seller, Auction Company or Cooperating Broker. 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 prior to bidding. The information in this brochure is subject to independent verification by all parties relying on it. Seller, Auction Company and Cooperating Broker disclaim (i) any warranty of its accuracy and (ii) any liability for errors or omissions. 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.

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The physical location of the Statler Farm has been important for GENERATIONS. This 1913 photo shows the Wright Brothers flying over the farm and features 5 modes of transportation including railway, canal, road, air, & trolley car. Today, the farm's location may be even more important with its proximity to the I-75 / CR 25A interchange and its future development.

Located within the "Special Planning Area" for the I-75/CR 25-A corridor. Examine all of the POSSIBILITIES outlined in the 2018 MASTER PLAN!

INSPECTION TIMES:

Meet AGENT at Tract 2:

- Tuesday, Aug. 25 • 10:00 am – Noon
- Tuesday, Sept. 8 • 10:00 am – Noon
- Tuesday, Sept. 15 • 10:00 am – Noon

Or by appointment only by contacting a Schrader Representative.

Prospective bidders may enter upon the Property only at the advertised times on the scheduled inspection dates or by special appointment. No person shall enter upon the Property without first executing an approved form of Waiver and Release.

SELLER: Christian Statler Smart Heirs, LLC



800.451.2709 • SchraderAuction.com

For Information Call Auction Managers:
Andy Walther, 765-969-0401 • Email: andy@schraderauction.com
Travis Kelley, 740-572-1525 • Email: travis@schraderauction.com



TRACT DESCRIPTIONS:
TRACT 1: 31± ACRES with 15.8± FSA acres tillable. Frontage along Farrington Rd, N County Rd 25A and Old County Rd 25A. Great visibility along County Rd 25A. Includes a 3,912 sf. 4-bedroom and 1.5 bath home and barns including a bank barn built in the early 1900's with access along Farrington Rd and Old County Rd 25A. Examine the potential commercial opportunity with great visibility along N County Rd 25A. *Property Address: 4744 N. County Rd 25A Piqua, Ohio 45356.*

TRACT 2: 11± ACRES with historic farmstead including a beautiful 1920's farmhouse featuring 3,952 sf, 4 bedroom and 3 ½ bath. A second home sits on the property with Bungalow style architecture featuring 4 bedrooms and 2 full baths. Both homes have Central Air/Heat and alarm systems. Property includes 2 bank barns with hand-hewn beams, detached garage and many other outbuildings. Great homesite, rental investment or commercial opportunity. Direct access to N. County Rd 25A and access on Old County Rd 25A. *Property address: (Big House) 5030 N. County Rd 25A and (Bungalow) 4938 N. County Rd 25A, Piqua, Ohio 45356.*

TRACT 3: 23± ACRES nearly all tillable with great access along Farrington Rd. Prime location for potential development. **NOTE: Farrington Rd features a dedicated turn-lane for heavy traffic and ease of access to I-75 and CR 25A.**

TRACT 4: 176± ACRES with 140± FSA tillable acres. Frontage and access from Farrington Rd. This is a mainly level tract that includes quality soils and 30± acres of woodland. Additional frontage on N County Rd 25A. Large tract for row crop farming or potential commercial development. **(NOTE: Standing timber has been sold on this Tract and Harvest may occur after closing. Contact agent for information.)**

TRACT 5: 29± ACRES nearly all tillable. Great road frontage along both Farrington Rd and Experiment Farm Rd. Productive field for row crops or consider this as estate size building site or transitional commercial parcel.



TRACT 6: 33± ACRES nearly all tillable. Frontage along Farrington Rd. Great productive field for row crops or potential building location.
TRACT 7: 182± ACRES with 59± acres of tillable land. Access along Farrington Rd with great exposure along Interstate 75 and North County Rd 25A. Productive row crop opportunity with mature trees and excellent commercial development potential. **This tract contains 51± acres that are deeded yet non-taxed and located in the highway right-of-way (shown in the shaded area).**



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.

Contact Auction Company for Detailed Information Book with Additional Due-Diligence Materials on the Property. Full Property Disclosures including Residential and Lead Base Paint Disclosures are available online.

