

PICKAWAY CO. • CLARKSBURG, OH  
 10 mi SW of CIRCLEVILLE • 35 mi SOUTH of COLUMBUS

- Investment Quality Kokomo and Crosby Soils
- 372± FSA Cropland Acres
- Entire farm has been Systematically Tiled
- 2022 Crop Rights to Buyer(s)
- Frontage and access on (2) Roads
- Large fields for ease of Farming Operation
- 2.9± Acres of CRP Improved Waterways

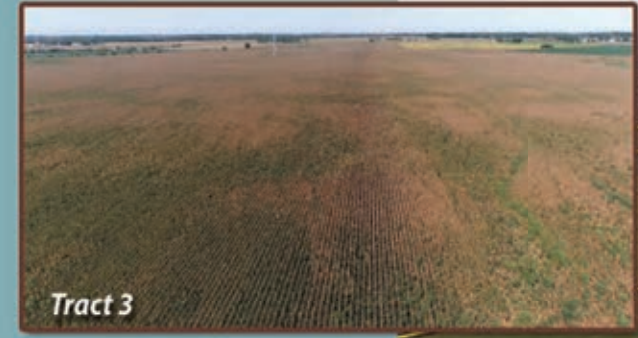
Entire Property

IN 4 TRACTS

# Ohio Land AUCTION 376± acres

THURSDAY, OCTOBER 28 • 1:00 PM

AUCTION SITE: AMVETS located at 818 Tarlton Road, Circleville, Ohio 43113



call: 800.451.2709 visit: Schraderauction.com



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OCTOBER 2021						
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		



Auction Managers:  
 Andy Walthers, 765-969-0401  
 Travis Kelley, 740-572-1525

CORPORATE HEADQUARTERS:  
 950 N. Liberty Dr., Columbia City, IN 46725  
 OHIO OFFICE: 11707 W Lancaster Rd., Jeffersonville, OH, 43128

SCHRADER Real Estate and Auction Company, Inc.

PICKAWAY CO. • CLARKSBURG, OH

# Ohio Land AUCTION 376± acres

IN 4 TRACTS



Tract 1



Tracts 2-4



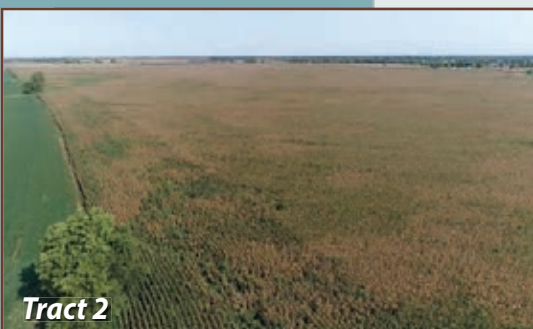
# Ohio Land AUCTION 376± IN 4 TRACTS Acres

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Tract 1



Tract 2



Tracts 2-4

**10 mi SW of CIRCLEVILLE • 35 mi SOUTH of COLUMBUS**  
**Property Location: Adjacent to 9000 SR 138 CLARKSBURG, OH 43115.**  
 Located in Deer Creek Twp. (additional frontage on Ater Rd.)  
 GPS Coordinates: 39° 31' 59.11, -83° 7' 43.78  
**Directions: From Circleville:** Travel west on SR 22 for 5 miles to SR 138. Turn left on SR 138. Follow SR 138 for 7 ½ miles and farm location will be on your right.  
**From Williamsport:** Travel south on Chillicothe Pike 2 ½ miles. Turn right onto SR 138, travel 5 miles and farm will be on your right.  
**Auction Site: AMVETS located at 818 Tarlton Road, Circleville, OH 43113.** From the intersection of SR 22 and SR 56, continue on SR 56 (E. Main St) 1/2 mile to Kingston Pike, Turn right and travel 2 miles to Tarlton Rd. Then Right 1/2 mile to auction site.

### Tract Descriptions:

**TRACT 1: 70± ACRES** nearly all tillable with frontage on Ater Rd. This is a highly productive farm with a nice mix of Crosby and Kokomo soils. Excellent drainage as farm has been systematically tiled.

**TRACT 2: 100± ACRES** nearly all tillable and systematically tiled. Lots of frontage along SR 138. This is a great investment opportunity. Consider combining with Tracts 3 and Tract 4 for a large tillable tract with quality frontage and accessibility.

**TRACT 3: 80± ACRES** all cropland with quality soils and frontage. Great options to combine with Tract 1, 2 or 4.

**TRACT 4: 126± ACRES** nearly all tillable. Frontage along SR 138. Nice mix of Crosby and Kokomo soils being pattern drained. Nice large tract with considerable options to add the additional tracts being offered. 1.6± acres of CRP waterways enrolled through 2031.



**INSPECTION DATES:**  
 10-11am  
 Tuesday, October 5th  
 Tuesday, October 12th  
 Tuesday, October 19th


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 visit: [SchraderAuction.com](http://SchraderAuction.com)

**AUCTION TERMS & CONDITIONS:**  
**PROCEDURES:** The property will be offered in 4 individual tracts, any combination of tracts, or as a total 376± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer.  
**BUYER'S PREMIUM:** A 2% Buyer's Premium will be added to the final bid price and included in the contract purchase price.  
**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 Special Warranty Deed(s)  
**CLOSING:** The balance of the real estate purchase price is due at closing, which will take place on or before December 1, 2021.  
**POSSESSION:** Possession will be delivered at closing subject

to 2021 lease and crop removal.  
**REAL ESTATE TAXES / ASSESSMENTS:** Seller will pay the 2021 taxes payable in 2022 by giving a credit at closing. The property is currently enrolled in the CAUV program.  
**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, investi-

gations, 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.**

Owner: **Premiere Partners IV, L.P.**  
 Auction Managers: **Andy Walther, 765-969-0401 • Travis Kelley, 740-572-1525**

 **ONLINE BIDDING AVAILABLE**  
 You may bid online during the auction at [www.schraderauction.com](http://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.

