

# OHIO LAND AUCTION

160± Acres

MONDAY OCTOBER 25th 6PM

Clark County • New Carlisle

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

**Auction Managers:**  
**Andy Walthers, 765-969-0401**  
**Travis Kelley, 740-572-1525**  
 Andrew M. Walthers: SAL.2012001611, 63198513759  
 Travis Kelley: SAL.2008003813



**Real Estate and Auction Company, Inc.**  
**SCHRADER**

**MINERAL RIGHTS:** The sale shall include 100% of the mineral rights owned by the Seller.  
**EASEMENTS & LEASES:** Sale of the property is subject to any and all easements of record.  
**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 of the real estate.  
**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 CUV program.  
**ACRAGE:** 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.

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- Investment Quality Kokomo and Crosby Soils
- 153± FSA Tillable Acres
- 2022 Crop Rights to Buyer(s)
- Picturesque farmstead with house, barns, & bins
- (2) Rural homes
- 7,500± feet of Road Frontage on (2) Roads
- Large level fields for ease of Farming Operation



# OHIO LAND AUCTION

160± Acres

Offered in 5 Tracts



**MONDAY, OCTOBER 25th - 6PM**  
 Auction Site: SHRINE CLUB (Springfield), 471 Shrine Rd., Springfield, OH 45501.  
 calls 800.451.2709 | visit [Schraderauction.com](http://Schraderauction.com)

tion 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.  
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# OHIO LAND AUCTION



## 160± Acres

*Offered in 5 Tracts*

### MONDAY, OCTOBER 25<sup>th</sup> - 6PM

**INSPECTION DATES:**  
10 - 11 AM  
Monday, October 4<sup>th</sup>  
Monday, October 11<sup>th</sup>  
Monday, October 18<sup>th</sup>

Tract 1

**PROPERTY LOCATION: 8715 & 8772 Detrick Jordan Pike, NEW CARLISLE, OH 45344.** Located in Section 13 of Pike Twp. (additional frontage on Ulery Rd.)

- 10 mi NW of SPRINGFIELD • 20 mi SW of URBANA
- 23 mi SE of PIQUA, OH

**DIRECTIONS:** From New Carlisle, OH, travel north on OH 235 4 miles to OH 41, then east 2 miles to Detrick Jordan Pike. Turn south (right) and travel 2 miles, the farm will start on your left.

**AUCTION SITE: SHRINE CLUB (Springfield), 471 Shrine Rd., Springfield, OH 45501.** From the intersection of OH 4 and OH 41, take Upper Valley Rd north ½ mile to Shrine Rd. Then left ¼ mile to the auction site. Or from the farm, travel southeast on Detrick Jordan Pk. 5 miles to Shrine Rd. Then south (right) 1.7 miles to Auction site.

#### TRACT DESCRIPTIONS:

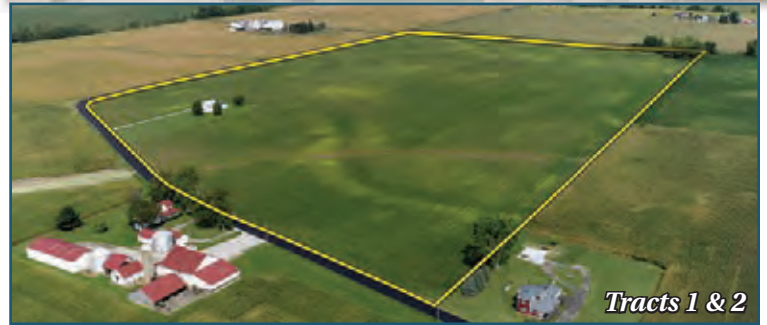
**TRACT 1: 59± ACRES** with 57± FSA cropland acres. This features a nice mix of Crosby and Kokomo soils with road frontage on two sides. There is a small 1½ acre wooded area at the northeast corner of the tract. Add this to your current operation or consider this as a stand-alone investment.

**TRACT 2: 5+ ACRES** with a 2-story country home featuring 3 bedrooms, 1 bath, attached 2-car garage and partial basement, on the north side of Detrick Jordan Pike. Come see all the possibilities this home has to offer.

**TRACT 3: 80± ACRES** nearly all tillable. This is a nice rectangular field for ease of operation featuring a mix of Crosby and Kokomo soils with road frontage on Detrick Jordan Pike and Ulery Rd. Excellent investment opportunity.

**TRACT 4: 5+ ACRES** with a 2-story country home and farmstead. Features include (2) 10,000 bushel grain bins, 2-story livestock barn, metal-sided machinery shed, multiple garages, an open-sided livestock barn and picturesque silo.

**TRACT 5: 11± ACRES** with 10± FSA cropland acres and a newly constructed waterway. Consider this for a country building site or combining with Tract 4.



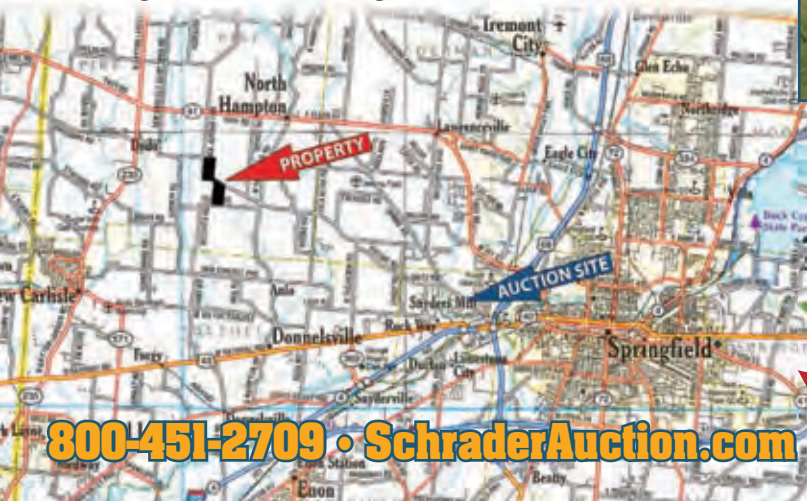
Tracts 1 & 2



Tracts 4 & 5



Tract 4



**OWNER: Hoberly Farms LLC**  
**AUCTION MANAGERS: Andy Walther, 765-969-0401 & Travis Kelley, 740-572-1525**

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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.