

**THURSDAY, DECEMBER 16<sup>TH</sup> • 11 AM**

# Western Ohio Land Auction



**148.5± Acres**

OFFERED IN 5 TRACTS  
TRACTS RANGING FROM 19 TO 53 ACRES

- PREBLE CO., OHIO**
- 108± FSA Tillable Acres, 6.5± CRP Acres
  - Attractive Farmstead with home, multiple barns and silo
  - Located in a Top Agricultural Area
  - Great Location! Only 5 miles to US 40 / I-70 Interchange at the IN/OH State Line
  - Frontage on 3 roads (Swain, Cemetery & Eaton Gettysburg Rd.)

**EATON, OHIO**  
(PREBLE Co., Washington Twp.)  
3 miles northwest of EATON, OHIO  
12 miles southeast of RICHMOND, IN

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- Attractive Farmstead with home, multiple barns and silo
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800-451-2709  
SchraderAuction.com

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			1	2	3	4
			7	8	9	10
			14	15	16	17
			21	22	23	24
			28	29	30	

**DECEMBER 2021**

**Andy Walther,**  
Auction Manager:  
765-969-0401

CORPORATE HEADQUARTERS:  
950 N. Liberty Dr.,  
Columbia City, IN 46725

OHIO OFFICE:  
11707 W Lancaster Rd.,  
Jeffersonville, OH, 43128

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



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Western Ohio Land Auction  
PREBLE CO., OHIO



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PREBLE CO, OH

# 148.5± Acres

OFFERED IN 5 TRACTS



TRACTS 1 & 2



TRACTS 1 & 2

## Western Ohio Land AUCTION

THURSDAY, DECEMBER 16<sup>TH</sup> • 11 AM

### Inspection Times:

- Wednesday, Dec. 1st • 11 AM – 12 Noon
  - Wednesday, Dec. 8th • 4 PM – 5 PM
  - Wednesday, Dec. 15th • 11 AM – 12 Noon
- Meet a Schrader Representative on Tract 3

### Auction Site:

The GRANGE at 501 Nation Ave. Eaton, OH 45320. From the Intersection of US 127 and US 35, travel east on US 35 ¾ mile to Nation Ave. Turn south (right) and travel 6 blocks to the auction site.

### Property Location:

2378 Swain Rd. EATON, OH 45320. From I-70, take Exit 1 (US 35 East) toward Eaton. Travel 3 miles to Cemetery Rd, then left (Tracts 1 & 2 are located on your right). Continue 1/2 mile to Swain Rd. Right on Swain Rd. Tracts 3-5 lay on both sides of the road.

- 20 miles to DAYTON, OH
- 12 miles to RICHMOND, IN
- 40 miles to CINCINNATI, OH
- 70 miles to INDIANAPOLIS, IN
- 3 miles to EATON, OH

### Tract Descriptions: (All Acreages are Approximates)

PREBLE County, Washington Twp. (Sections 18 & 19)  
**TRACT 1: 20± ACRES** nearly all tillable with frontage on Cemetery Rd. featuring Kokomo, Crosby and Celina soils. This is a nice productive field for production agriculture or potential rural country estate. Tracts of this size are very scarce in Preble County.

**TRACT 2: 19.5± ACRES** mostly tillable including a 1.5± acre grassed waterway. 1,000± of frontage on Cemetery Rd. Buy separately or in combination with Tract 1. Another hard to find smaller tract. Features a 0.9± Acre CRP Quail Preserve along the south end of this tract.

**TRACT 3: 27± ACRES** with picturesque farmstead setting. Tremendous location on a tract that has a lot to offer. Older single story home (2,341 sf of living space) situated amongst mature trees and accented with multiple barns (including a 40'x70' pole barn), 18'x 24' steel grain bin and concrete silo. This tract has a nice mix of woods, open tillable land all in a meadow type setting. (2378 Swain Rd.)

**TRACT 4: 53± ACRES** mostly tillable. Great piece for the investor or add this to your current farming operation. Includes 1.7± acres of CRP Quail Preserve.

**TRACT 5: 29± ACRES** with 17± tillable acres with the balance in woods and stream along with 2.9± CRP Acres. This is a great combination tract for recreation with an income stream from tillable land and current CRP contracts. The gently rolling hills create beauty and could allow for a potential walkout basement if you make this a rural estate site. Frontage on Swain and Eaton Gettysburg Roads.

Owner: Clark Family Partnership LLP

For Information Call:

Auction Manager:

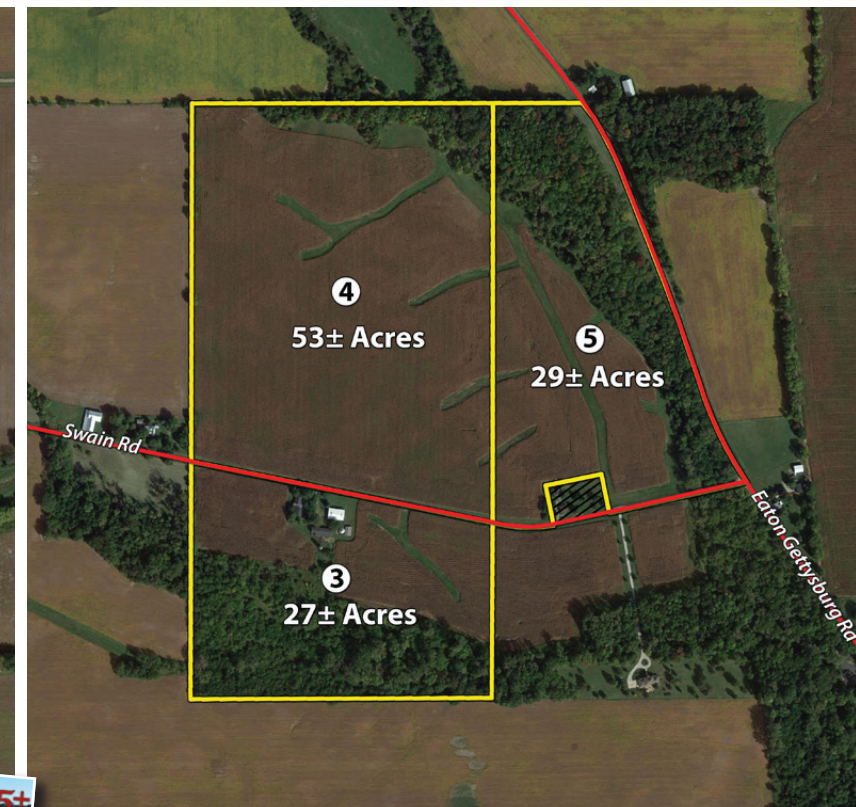
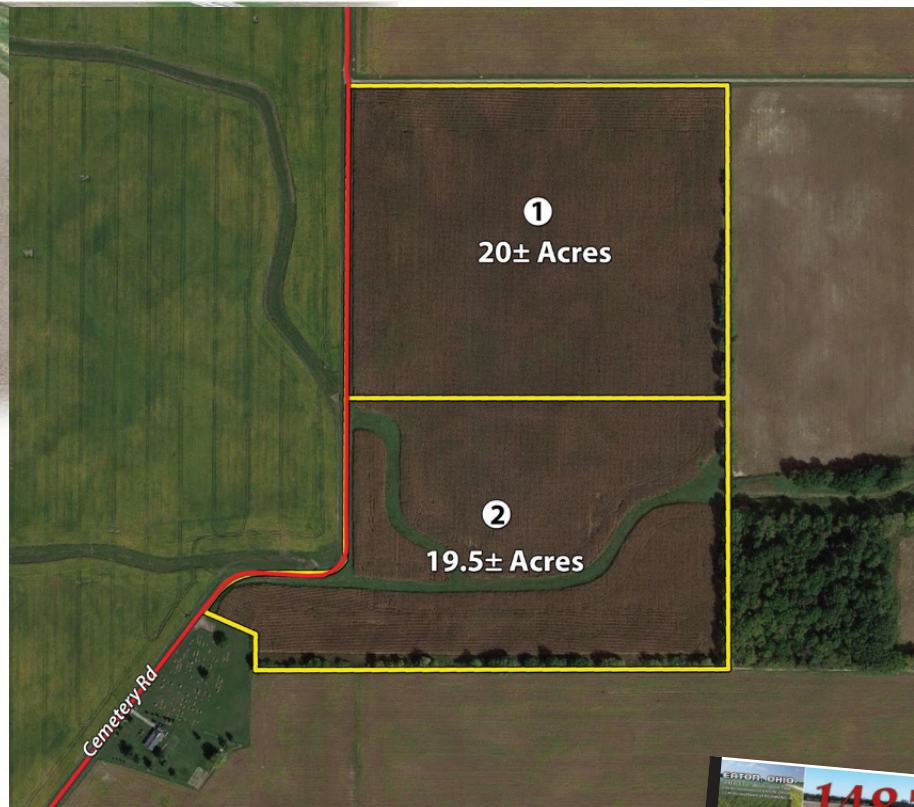
Andy Walther, 765-969-0401

Email: [andy@schraderauction.com](mailto:andy@schraderauction.com)

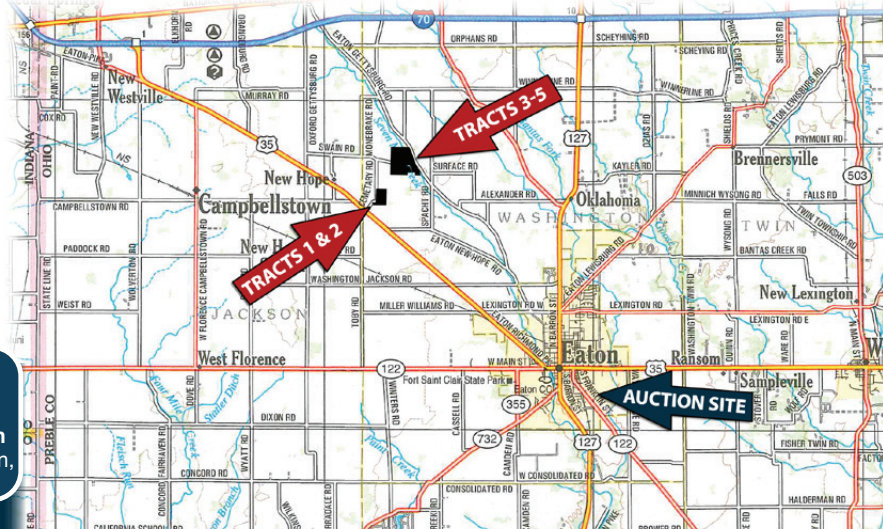
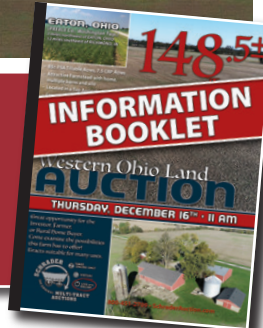


### ONLINE BIDDING AVAILABLE

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.



Contact Auction Manager for Detailed Information Book! with Additional Due-Diligence Materials on the Property.



**AUCTION TERMS & PROCEDURES:**  
**PROCEDURES:** The property will be offered in 5 individual tracts, any combination of tracts, or as a total 148.5± 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 February 1, 2022.  
**POSSESSION:** Buyer to receive all 2022 cropping rights. Possession at closing.  
**REAL ESTATE TAXES / ASSESSMENTS:** Seller to pay the 2021 year taxes due in 2022. 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.  
**GOVERNMENT PROGRAMS & CRP CONTRACTS:** Buyer(s) will be responsible for assuming all CRP Contracts. Contact Agent for information.  
**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.**

TRACTS 4 & 5

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