

- Tracts Ranging from 4± to 60± Acres
- 159± FSA Tillable Acres
- 3 Miles Southwest of Payne, OH
- 2 Miles East of the Indiana State Line
- Exceptional Road Frontage
- Potential Country Homesite

ONLINE BIDDING AVAILABLE

Held at St. James Lutheran Church Community Hall - Payne, OH

**Thursday, December 16 • 6 pm**



# TILLABLE LAND Auction

Paulding County | Payne, OH

**160±** acres

in 4 Tracts, Combinations & as a Whole

# TILLABLE LAND Auction

Thursday, December 16 • 6 pm

Su	M	Tu	W	Th	F	Sa
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	



Drew Lamle • 260.609.4926 #SAL.2021005796  
Broker/Auction Firm: Schrader Real Estate and Auction Company, Inc.

#REC.0000314452, #BBB.2010001376, #63198513759  
Broker/Auctioneer: Rex D. Schrader II  
#BRK.P.2014002282, #2012000041

Follow us on: Get our iOS App

**SCHRADER** Real Estate and Auction Company, Inc. ONLINE BIDDING AVAILABLE

Corporate Headquarters:  
950 N Liberty Dr, Columbia City, IN 46725  
800.451.2709 • [www.SchraderAuction.com](http://www.SchraderAuction.com)



Paulding County | Payne, OH

**160±** acres

in 4 Tracts, Combinations & as a Whole

# TILLABLE LAND Auction



Paulding County | Payne, OH

**160±** acres

in 4 Tracts, Combinations & as a Whole

- ONLINE BIDDING AVAILABLE
- Tracts Ranging from 4± to 60± Acres
  - 159± FSA Tillable Acres
  - 3 Miles Southwest of Payne, OH
  - 2 Miles East of the Indiana State Line
  - Exceptional Road Frontage
  - Potential Country Homesite

**Thursday, December 16 • 6 pm**

# TILLABLE LAND Auction

Paulding County | Payne, OH

## 160±<sup>acres</sup>

in 4 Tracts, Combinations & as a Whole

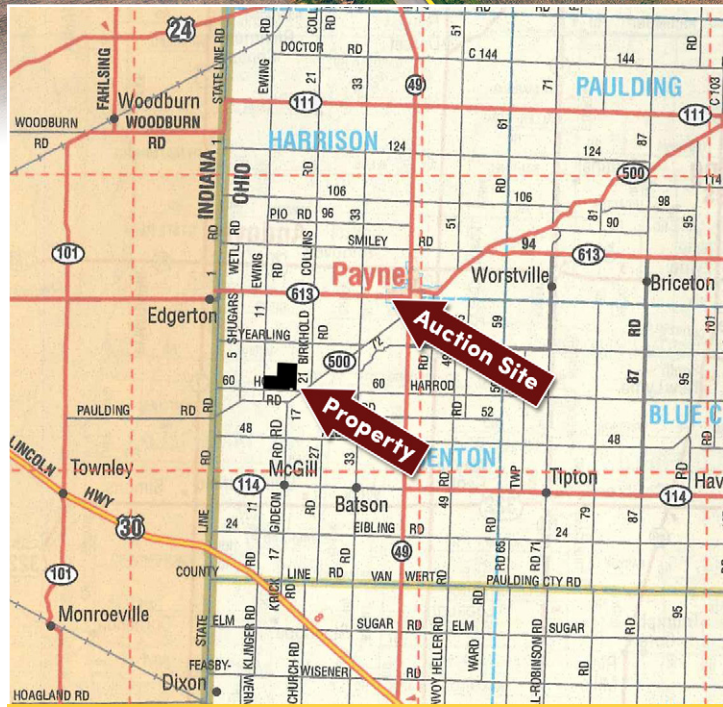
- Tracts Ranging from 4± to 60± Acres
- 159± FSA Tillable Acres
- 3 Miles Southwest of Payne, OH
- 2 Miles East of the Indiana State Line
- Exceptional Road Frontage
- Potential Country Homesite

**INSPECTION DATE:** Mon, Dec. 6 from 4-6pm. Meet a Schrader Representative at Tract 2.

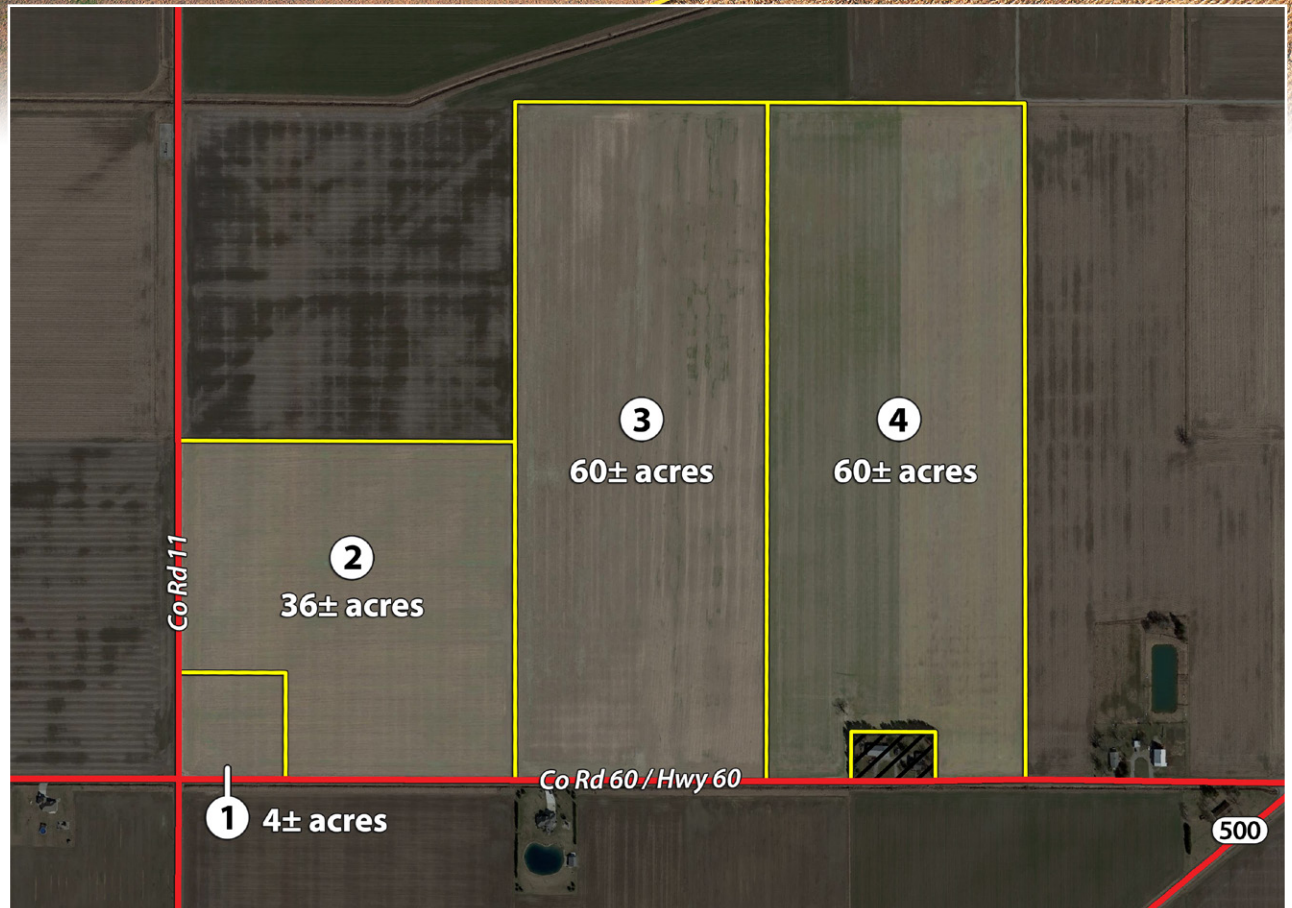


### ONLINE BIDDING AVAILABLE

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.



**AUCTION LOCATION:** St. James Lutheran Church Community Hall • 511 W Townline St, Payne, OH 45880  
**PROPERTY DIRECTIONS:** From OH 613 and OH 49/500 in Payne, head south for a quarter of a mile and turn right on onto OH 500. Continue for 2.8 miles and take a slight right turn on CR 60. Proceed for half of a mile and look for signs on the right. From IN/OH state line, head east on OH 500 for 1.1 miles. Turn left on CR 11. Travel .2 miles and look for signs. (Approximate property address - 2051 CR 60, Payne, OH 45880)



**TRACT 1 - 4± ACRES:** Great potential for an Estate w/ easy access and frontage on two sides of the property. Awesome opportunity for a piece of country living.  
**TRACT 2 - 36± ACRES:** Tillable farmland consisting of Hoytville silt clay soils. This Tract offers great access from CR 11 and Hwy 60.  
**TRACTS 3 & 4 - 60± ACRES:** Tracts that offers nearly a half a mile of depth. Level, Square fields, and quality soils make for a great farmland buying opportunity.



## Thursday, December 16 • 6pm

**SCHRADER** 800.451.2709  
 Real Estate and Auction Company, Inc. [www.SchraderAuction.com](http://www.SchraderAuction.com)

Held at St. James Lutheran Church Community Hall - Payne, OH

**AUCTION TERMS & CONDITIONS:**  
**PROCEDURE:** The property will be offered in 4 individual tracts, any combination of tracts and as a total 160± 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.  
**DOWN PAYMENT:** 10% down payment 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 PRICE:** The successful bidder will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. The final bid price is subject to the Seller's acceptance or rejection.

**DEED:** Seller shall provide Warranty Deed.  
**CLOSING:** The targeted closing date will be approximately 30 days after the auction.  
**POSSESSION:** Possession is at closing.  
**REAL ESTATE TAXES:** Seller shall pay 2021 real estate taxes due and payable in 2022. Buyer shall assume any taxes thereafter. Buyer shall assume any ditch and drainage assessments due after closing.  
**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates has been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property.

No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.  
**ACREAGE:** All acreages, dimensions and proposed boundaries are approximate and have been estimated based on current legal description and/or aerial photos.  
**SURVEY:** Any need for a new survey shall be determined solely by the Seller.  
**AGENCY:** Schrader Real Estate & 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 an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or im-

plied, concerning the property is made by the Seller or the Auction Company. 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. 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 Seller or the Auction Company. 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 MADE.**