

Major Ohio LAND AUCTION

Defiance & Paulding Counties

AUCTION SITE: Defiance County Fairgrounds
530 S Main St, Hicksville, OH

710[±] acres

Offered in 11 Tracts & Combinations

INSPECTION DATES:
Mon, March 14 - Noon-2pm
Sat, March 19 - 10am-Noon
& Mon, March 21 - Noon-2pm
Meet a Schrader Representative at the
Potter Shop - 10457 CR 230
Cecil, OH

IMMEDIATE POSSESSION AVAILABLE!



TERMS & CONDITIONS:
PROCEDURES: Tracts 1 & 2 will be offered as individual tracts or in combination. These 2 tracts cannot be combined w/ Tracts 3-11. Tracts 3-11 will be offered in individual tracts, or any combination of tracts. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer.
DOWN PAYMENT: 10% down payment on the day of the auction w/ 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 & 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 General Warranty Deed(s).
CLOSING: The balance of the real estate purchase price is due at closing, which will take place approx. 30 days after the auction, on or before April 29, 2022.
POSSESSION: The possession shall be delivered immediately after closing; provided, however, immediate

access is available for farming & hunting activities prior to closing. If you wish to obtain access prior to closing, you must deliver an additional 10% down payment (for a total of 20%) to your closing a Pre-Closing Access Agreement.
TRACT 9: Tract 9 will be conveyed subject to a new restrictive covenant in the deed which will prevent the use of Tract 9 for certain livestock operations.
REAL ESTATE TAXES: The 2022 Real Estate Taxes shall be pro-rated to the date of closing. The Buyer(s) shall pay all thereafter.
CAUV: If usage of property is changed, the Buyer is responsible for CAUV recoupment. Sellers have heretofore used property for agricultural purposes & its real estate taxes have been levied & paid upon a reduced Current Agricultural Use Valuation (CAUV). The Buyer's inability or failure to qualify w/ the local County Auditor for the CAUV valuation for the future will result in a CAUV recoupment of the past real estate tax savings. Buyer shall be wholly responsible for & pay any CAUV recoupment to become due by Buyer's conversion of the property to a non-agricultural or non-qualifying use (within the definition of Current Agricultural Use Property).
DITCH ASSESSMENTS: Buyer(s) shall pay all ditch assessments due after closing.
EASEMENTS & LEASES: Sale of property is subject to any & all easements of record.
ACREAGE: All tract acreage, dimensions, & proposed boundaries are approx. & have been estimated based on current legal descriptions and/or aerial photos.
SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in the auction. Any need for a new survey will be

determined solely by the Seller. The cost of the survey will be split 50/50 between Buyer & Seller. The type of survey performed shall be at the Seller's option & sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised & surveyed acres. In the event that the entire property sells to one buyer there shall be no survey.
PROPERTY INSPECTION: Each potential Bidder is responsible to conduct, at their own risk, their own independent inspections, investigations, inquiries, & due diligence concerning the property. Inspection dates have been scheduled & will be staffed w/ auction personnel. Please feel free to inspect the land at any other time at your own risk.
BUILDING SITES: None of the auction tracts and/or potential sell-offs have been reviewed or pre-approved by the Defiance nor Paulding County Plan Commissions. Each Buyer assumes all responsibility for satisfying the requirements of the local authorities in connection w/ any future use, improvement or development of the purchased tract(s), including any requirement for lot or plat approval or any other approval or permit from the plan commission, planning department, building department and/or health department. Sellers & Auction Company shall have no obligation or responsibility before or after closing w/ respect to any permit or approval that Buyer may need in connection w/ any prospective use or improvement. Buyer's obligation to acquire the purchased tract(s) is not contingent upon obtaining any such permit or approval.
FAIR HOUSING: It is illegal, pursuant to the Ohio Fair Housing Law, Division (H) of Section 4112.02 of the Revised Code & the Federal Fair Housing Law 42 U.S.C.A. 3601, to refuse to sell, transfer, assign, rent, lease, sublease, or finance housing accommoda-

tions, refuse to negotiate for the sale or rental of housing accommodations, because of race, color, religion, sex, familial status, as defined in Section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services.
AGENCY: Schrader Real Estate & Auction Company, Inc. & its representatives are exclusive agents of the seller.
DISCLAIMER & ABSENCE OF WARRANTIES: All info contained in this brochure & all related materials are subject to the Terms & Conditions outlined in the Purchase Agreement. The property is being sold on "AS IS, WHERE IS" basis, & 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, & due diligence concerning the property. The info 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Sellers & 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.**

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.

Thursday, March 31 • 6pm

Held at Defiance County Fairgrounds • 530 S Main St, Hicksville, OH

SELLERS: Sellers: John E. Brown - Tracts 1 & 2, Potter Land Company, LLC - Tracts 3 & 4, Curtis L. Potter, ET AL - Tract 5, Curtis L Potter, Trustee - Tracts 7-11

AUCTION MANAGERS: Jerry Ehle • 260.410.1996 & Ritter Cox • 260.609.3306

866.340.0445 • 800.451.2709 • SchraderAuction.com

SCHRADER
Real Estate and Auction Company, Inc.

710[±] acres

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10 Farm Sites - 11 Tracts

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SU	M	TU	W	TH	F	SA
	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		



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& Ritter Cox • 260.609.3306 #2004000057
Schrader Real Estate & Auction Company, Inc.
#REC.0000314452; #BBB.2010001376; #63198513759

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- Some Wooded Recreational Acres
- Potential Home Sites
- Great Investment Opportunities

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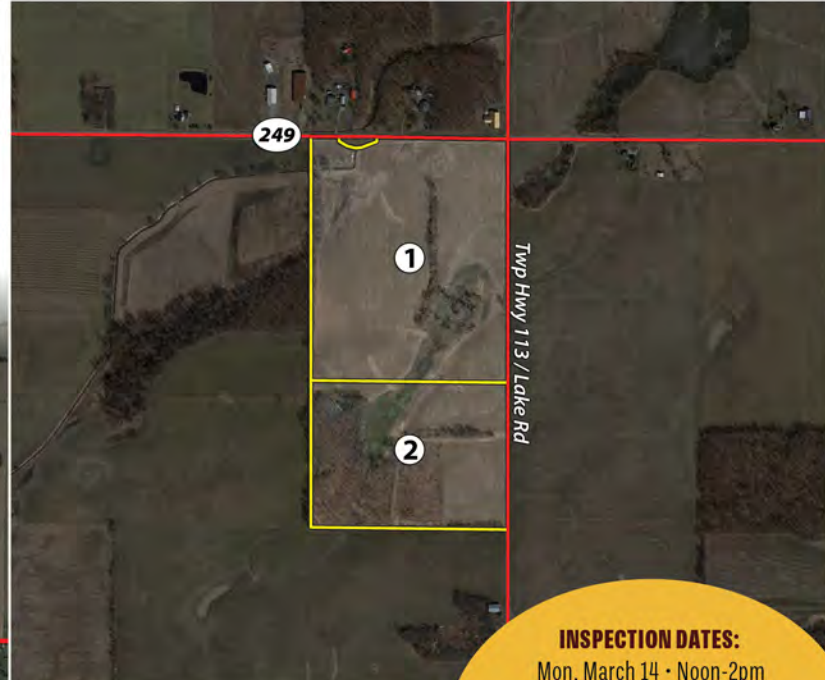
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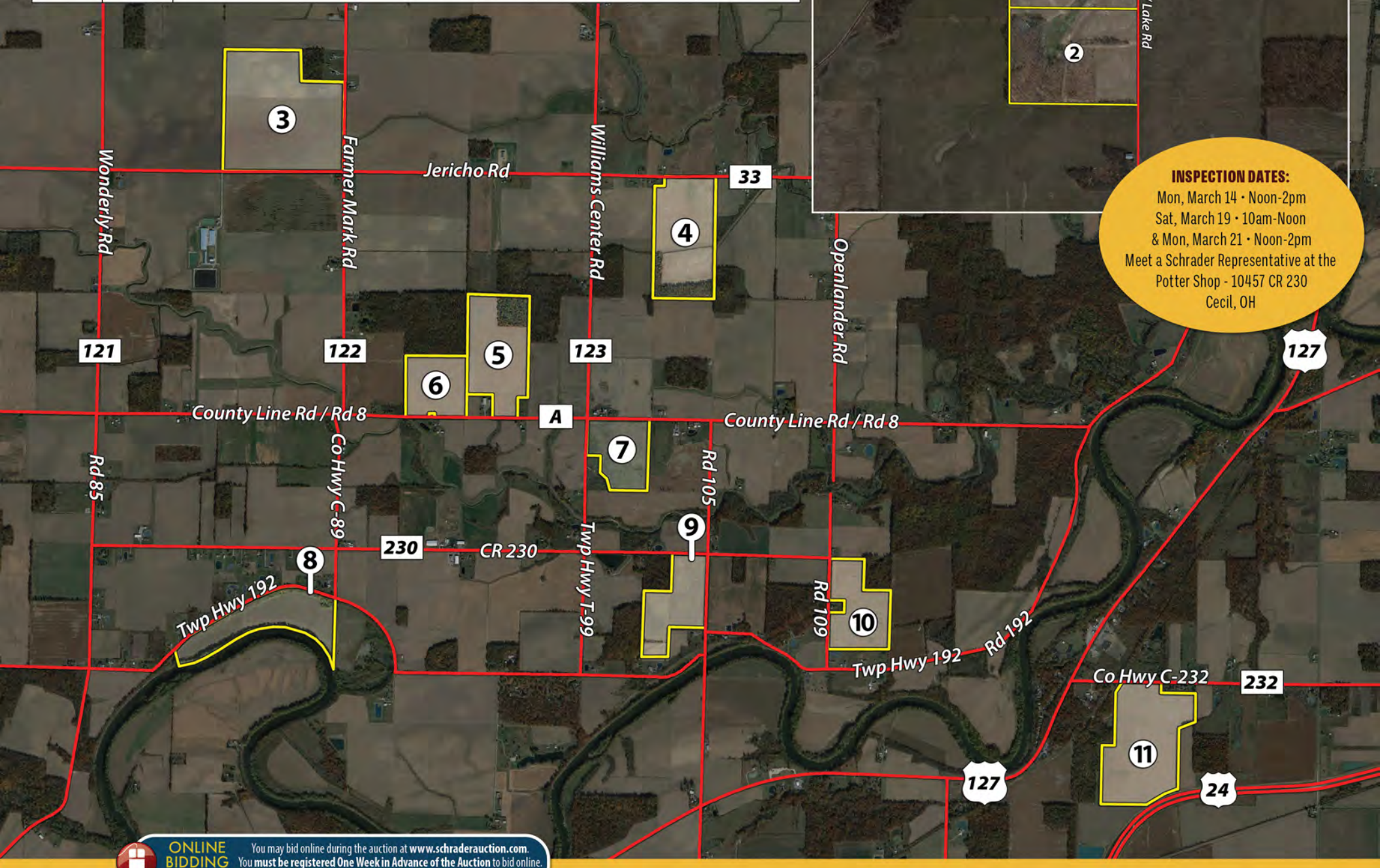
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TRACT #	ACRES	DESCRIPTION
DEFIANCE COUNTY FARMS		
1	50±	MILFORD TWP. - SEC. 22: At the southwest corner of SR 249 & Lake Rd (113), southeast of Edgerton, OH. Tract has approx. 1325' along 249 & over 1600' along Lake Rd. Tract has approx. 44 tillable acres w/ some low & wooded areas w/in. Soils are mostly Blount loam & Glynwood loam w/ some muck soils in the low area in the middle. Tract has some rolling terrain, w/ some possible elevated building sites. The low area in the middle could be possible pond sites. This would be a great investment opportunity for future homesites!
2	30±	MILFORD TWP. - SEC. 22: Along Lake Rd (113). Tract lies adjacent to & south of Tract 1. Tract has approx. 900' of road frontage. It has nearly 10 acres of tillable along the front & the rest is wildlife habitat & wooded. Soils are also Glynwood & Bount loams. There could also be some beautiful potential building sites on top of this parcel. There is about 4 acres of brushy cover between the tillable acres & the hardwoods which offers some great deer cover!! The wooded area slopes down to the open drain off of the front cover area! There is currently alfalfa & crop fields surrounding this tract! Combine these tracts 1 & 2 for your very own 80 acre estate w/ private hunting & recreation areas!
3	145±	MARK TWP. - SEC. 28: At the northwest corner of Jericho Rd (33) & Farmer Mark Rd (122). This tract has over 1900' of roadway along Farmer Mark Rd & over 2600' along Jericho Rd. This tract is mostly all tillable acres. The soils are mostly Latty silty clay w/ a mix of Fulton silty clay.
4	79±	MARK TWP. - SEC. 35: South off of Jericho Rd (33), just east of Williams Center Rd (122). It has approx. 1100' along Jericho Rd. It is mostly all tillable except for a ditch that crosses the property & 13± acres of woods to the back. The soils are Mostly Latty silty clay in the center w/ a mix of Fulton silty clay & Paulding clay to the south.
5	71.52±	MARK TWP. - SEC. 34: North off of Defiance-Paulding Line Rd (T 8), between Farmer Mark Rd & Williams Center - Cecil Rd. It has approx. 500' of road frontage along Defiance-Paulding Line Rd. It is mostly all tillable acres except for approx. 11 acres of woods in the northeast corner. The soils are mostly Paulding Clay w/ Latty silty clay on the northern part.
6	39.77±	MARK TWP. - SEC. 34: North off of Defiance-Paulding Line Rd, & lies adjacent to the west of Tract 5. This tract has approx. 1100' of road frontage along Defiance-Paulding Line Rd. This tract is mostly all tillable acres. The soils are a combination of Paulding Clay & Roselms silty clay.
PAULDING COUNTY FARMS		
7	40.84±	CRANE TWP. - SEC. 2: At the southeast corner of Defiance-Paulding County Line Rd, & Township Rd 99. This tract has approx. 1300' of roadway along Defiance-Paulding Rd, & 750' of road frontage along T-99. This tract is mostly all tillable acres. The Soils are a mix of Paulding clay & Roselms silty clay.
8	62.54±	CRANE TWP. - SEC. 4: At the southwest of intersection of T-192 & T-89. It is a river-bottom parcel w/ T-192 running along most of the top, approx. 3500'. There is nearly 4,000' of river frontage along the bottom. The very productive soils are a combination of Rossburg silt loam, Knoxdale silt loam & Flatrock silt loam.
9	46.82±	CRANE TWP. - SEC. 2: At the southwest intersection of County Rd 230 & County Hwy. C-105. This tract has approx. 700' of road frontage along CR 230 & over 1500' along C-105. It is an irregular shape parcel w/ mostly tillable acres. The soils are mostly Roselms silty clay on the southern part & Paulding Clay in the middle. Tract 9 will be conveyed subject to a new restrictive covenant in the deed which will prevent the use of Tract 9 for certain livestock operations.
10	48.38±	CRANE TWP. - SEC. 1: Southeast of the intersection of T-230 & T-109. There is approx. 1674' of road frontage along T-109. This tract is nearly all tillable acres. The soils on the southern most part are Roselms silty clay & the northern part is Paulding clay w/ a vein of Merrimill loam.
11	96.35±	EMERALD TWP. - SEC. 7: South off of County Rd 232, just east of 127. The southeast boundary is along U.S. 24. This tract is mostly all tillable. The soils are predominantly Paulding clay w/ a mix of Roselms silty clay & Nappanee silty clay.



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