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LAND AUCTION

FAYETTE COUNTY, OHIO • WASHINGTON COURTHOUSE

4.5 Miles SW of Columbus
4 Miles NW of WCH
7 Miles SE of Jeffersonville

Thursday,
JUNE 2
AT 6:00PM

held at the
Fayette County Fairgrounds
Online Bidding Available



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- Investment Quality Soils
- 117± FSA Tillable Acres, (2022 crop rent income to Buyer)
- Established Home Site with Barn, Garage & Mature Trees
- Frontage on (2) Roads and Adjacent to Miami Trace Schools
- Recreational Tract with Water Running Through It



LAND AUCTION

FAYETTE COUNTY, OHIO
WASHINGTON COURTHOUSE

OFFERED IN 5 TRACTS
154± acres

45 Miles SW of Columbus
4 Miles NW of WCH
7 Miles SE of Jeffersonville

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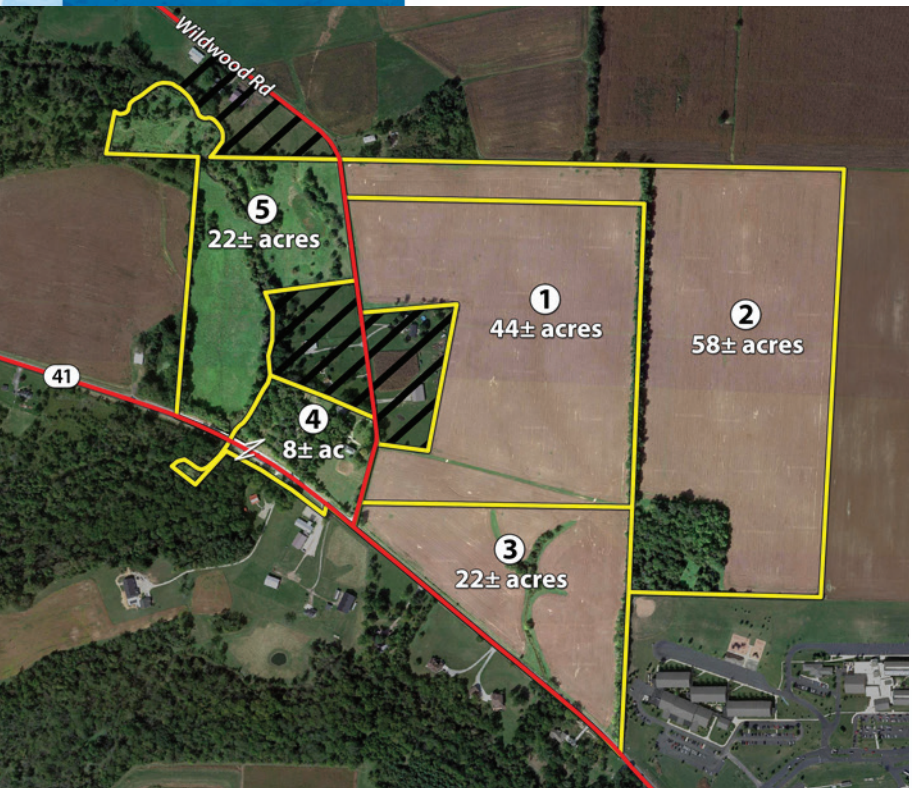
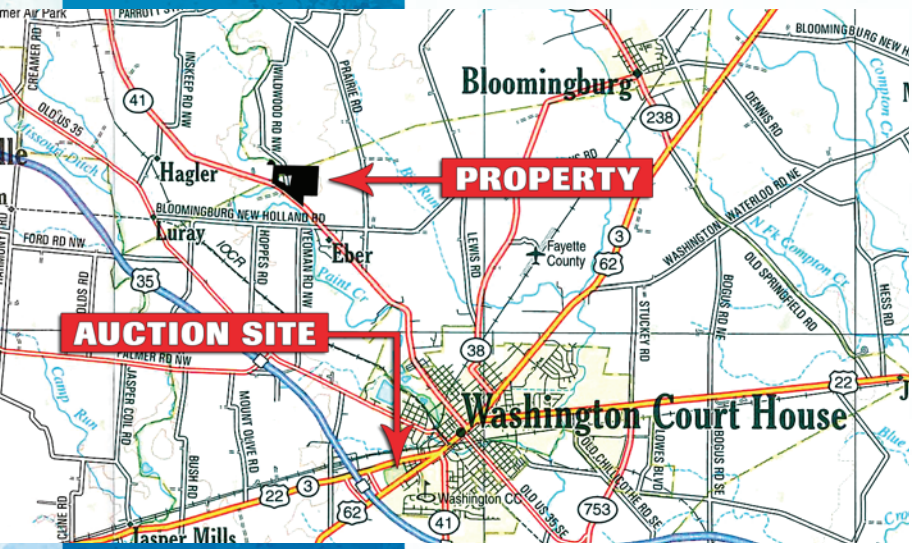
OFFERED IN 5 TRACTS

154± acres

FAYETTE COUNTY, OHIO
WASHINGTON COURTHOUSE

45 Miles SW of Columbus
4 Miles NW of WCH
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AUCTION SITE: Fayette Co. Fairgrounds - Mahan Building, 213 Fairview Ave, Washington Courthouse, OH, 43160
PROPERTY LOCATION: 2548 Wildwood Rd NW, Washington Courthouse, OH 43160 with frontage on OH-41.
DIRECTIONS: From I-71 take exit 69 for OH-41 / OH-734 Washington CH / Jeffersonville. Take OH-41 southeast for 6.2 miles to the farm. OR from the junction of OH-62 and OH-41 in the middle of WCH, take OH-41 northwest 4 miles to the farm.



TRACT 1: 44± Acres nearly all FSA cropland acres. This features a nice mix of Brookston, Celina, and Crosby soils with two points of road frontage along Wildwood Rd. Add this to your current operation or consider this as a stand-alone investment.

TRACT 2: 58± Acres with 53± FSA cropland acres. This features a good soil mix and is accessible via a 200 ft. strip fronting Wildwood Rd. A 5± acre woods with mature trees combines income producing potential with recreation. Consider combining with Tract 1 for 102± acres of productive land. Adjacent to the Miami Trace campus.

TRACT 3: 22± Acres of mostly tillable land. Great location with 1,825± ft. frontage on OH-41 and 130± ft. on Wildwood Rd NW. Combine this with Tract 1 or consider development potential here. Excellent investment opportunity.

TRACT 4: 8± Acres with mature trees and buildings. Examine the opportunity of building your dream home. The property offers an established driveway and well. Great corner property with frontage on both Wildwood Rd NW and OH-41. Features a 2-story livestock barn, 2 car garage, and other outbuildings. Very hard to find in today's market.

TRACT 5: 22± Acres with a mix of grass and scattered trees. The presence of a creek on the property allows for great pasture or recreational potential. Perfect for the hunter or other outdoor activities. This tract has frontage on both Wildwood Rd NW and OH-41. Come see this on the inspection days.

OWNER: Anderson Family Farm

INSPECTIONS:

Thursday, May 12
10:00 – 11:00 am
Thursday, May 19
6:00 - 7:00 pm
Thursday, May 26
10:00 – 11:00 am



AUCTION MANAGERS: Travis Kelley • 740.572.1525 • travis@schraderauction.com | Andy Walther • 765.969.0401 • andy@schraderauction.com

Auction Terms & Conditions:

PROCEDURES: The property will be offered in 5 individual tracts, any combination of tracts, or as a total 154± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer.

DOWN PAYMENT: 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.

BUYER'S PREMIUM: A 2% Buyers Premium will be added to the auction bid to create the final contract purchase price.

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 **August 1, 2022.**

POSSESSION: TRACTS 1-3: Possession will be delivered at closing subject to 2022 lease and crop removal. TRACTS 4 & 5: Possession will be delivered at closing. CROP RENT: 2022 crop rental income will be credited to Buyer(s) at closing prorated per tillable acre at \$190/acre (contact agent for details).

REAL ESTATE TAXES / ASSESSMENTS: Seller will pay the 2021 taxes payable 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, or if required by the county for transfer. 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, 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 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.



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