

Auction Terms & Conditions

PROCEDURES: Tracts 1-6 will be offered as individual tracts or in combination. 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.
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 Special Warranty Deed(s)
CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before September 9, 2022.
POSSESSION: The possession shall be delivered subject to the Tenant Farmer's 2022 crop. The Sellers will retain the Owner's share

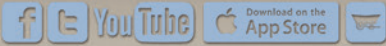
of the 2022 crop.
REAL ESTATE TAXES: The 2022 Real Estate Taxes shall be prorated to the date of closing. The Buyer(s) shall pay all thereafter.
CAUV: If usage of property is changed, the Buyer is responsible for CAUV recoupment. Sellers have heretofore used property for agricultural purposes and its real estate taxes have been levied and paid upon a reduced Current Agricultural Use Valuation (CAUV). The Buyer's inability or failure to qualify with 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 and 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 the property is subject to any and all easements of record.
ACREAGE: All tract acreage, dimensions, and proposed boundaries are approximate and 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 and Seller. The type of survey performed shall

be at the Seller's option and sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres. In the event that the entire property sells to one buyer there shall be no survey.
AGENCY: Schrader Real Estate & Auction of Fort Wayne, LLC, 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 implied, 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.



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AUCTION MGR: Jerry Ehle
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Farmer Township • Defiance County, OH
 NORTHWEST OHIO

175± Acres

OFFERED IN 6 TRACTS OR COMBINATIONS!

Grandey Estate Farmland
AUCTION

Monday, August 8 • 6:00PM

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
SchraderAuction.com

Northwest Ohio • Farmer Township • Defiance County, OH

175± Acres

OFFERED IN 6 TRACTS OR COMBINATIONS!

- Productive Tillable Soils
- Potential Rural Building Sites!
- 2 Miles West of Farmer, OH



Grandey Estate Farmland
AUCTION

Monday, August 8 • 6:00PM

held at the Miller Park Shelter House, Edgerton, OH • Online Bidding Available



175± Acres
OFFERED IN 6 TRACTS OR COMBINATIONS!

LOCATED NEAR THE INTERSECTION OF SR 2 AND SR 249



Inspections
5:00-7:00 PM
Monday, July 11 & 25
Meet a Schrader rep on Tract 1 or call Jerry Ehle 260-410-1996 for questions.

Grandey Estate Farmland
AUCTION

Monday, August 8 • 6:00PM
at Miller Park Shelter House, Miller Park Dr, Edgerton, OH

TRACT 1: 96.5± Acres accessed by a 50 ft owned access off of SR 249, just a little over a half mile west of SR 2. Nearly 2,300 ft deep and bordered to the east by the large creek. The soils are Blount loam towards the front and mixed with Pewamo, Glynwood, and Genesee loam with a pocket of Oshtemo sandy loam towards the back.

TRACT 2: 35± Acres of the same tax parcel as Tract 1 and located to the east of the creek. Access is over 250 ft of road frontage along SR 249. The soils are Glynwood and Haskins loam along the eastern part of the tract, then Sloan and some Tedrow along the creek.

TRACT 3: 2.5± Acres, a potential building site along SR 249 with nearly 375 ft of road frontage and runs back approximately 280 ft. The soils are Pewamo Silty clay and Glynwood loam.

TRACT 4: 2.5± Acres, also a potential building site along SR 249. Nearly 350 ft of road frontage along SR 249 and also an approximately 50 ft access out to SR 2. The soils are mostly Pewamo silty clay.

Combine Tracts 3 & 4 for a large 5± acre estate site!

Tract 5: 4.5± Acres with over 900 ft of access along SR 2. It is level along the highway and is approximately 200 ft deep. The soils are mostly Pewamo and Blount loam.

TRACT 6: 34.5± Acres with over 1,000 ft of road frontage along SR 249. A large drain bisects this tract from Northeast to Southwest. The soils are a combination of Glynwood, Haskins and Sloan loams.

Combine Tracts 5 & 6 for nearly 40± acres total!



PROPERTY INSPECTION: Each potential Bidder is responsible to conduct, at their own risk, their own independent inspections, investigations, inquiries, and due diligence concerning the property. Inspection dates are scheduled and will be staffed with auction personnel. Please feel free to inspect the land at any other time at your own risk and being careful to respect the tenant farmers' growing crops.

BUILDING SITES: None of the auction tracts and/or potential sell-offs have been reviewed or pre-approved by the Defiance County Plan Commission. Each Buyer assumes all responsibility for satisfying the requirements of the local authorities in connection with 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 and Auction Company shall have no obligation or responsibility before or after closing with respect to any permit or approval that Buyer may need in connection with any prospective use or improvement. Buyer's obligation to acquire the purchased tract(s) is not contingent upon obtaining any such permit or approval.

SELLER: Joseph H. Hoene, Nancy Jo Hoene, Larry D. Grandey, English Family Trust

Online Bidding Available



AUCTION MANAGER:
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Tract 1