

TERMS & CONDITIONS

PROCEDURE: The auction will be conducted as a multi-parcel auction, meaning multiple parcels or auction "tracts" will be offered for sale in various amalgamations, including as individual tracts, combinations of tracts, & all tracts as a whole. This property will be offered in 2 individual tracts, & the combination of the two tracts. There will be open bidding on both tracts & the combination 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 Certificate of Title 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 Trustee's Deed(s)

CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before November 24, 2023.

POSSESSION: Possession will be delivered at closing subject to 2023 crops. Seller to receive the proceeds from the 2023 crops.

REAL ESTATE TAXES: The Sellers will pay the 2023 Real Estate Taxes payable in 2024 by

giving a credit at 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 the property is subject to any & all easements of record. **ACREAGE:** All tract acreage, dimensions, & proposed boundaries are approximate & 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 & being careful to respect the tenant farmers' growing crops.

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 accommodations, 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 information 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 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 & 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 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.**

Blue Creek Township
Paulding County, OH

PRIME PRODUCTIVE

FARM LAND AUCTION

MONDAY, OCTOBER 23 • 6PM



OCTOBER	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				



78±
ACRES

Offered in 2 Tracts
or as a Whole



Corporate Headquarters:
950 N Liberty Drive,
Columbia City, IN 46725

AUCTION MANAGER: Jerry Ehle • 260.410.1996

(Salesperson) #SAL.2006001035, (Auctioneer) #2013000026

SCHRADER REAL ESTATE & AUCTION COMPANY, INC.

(Jeffersonville, OH) #REC.0000314452, (Irwin, OH) #BBB.2010001376,
(Auctioneer) #63198513759

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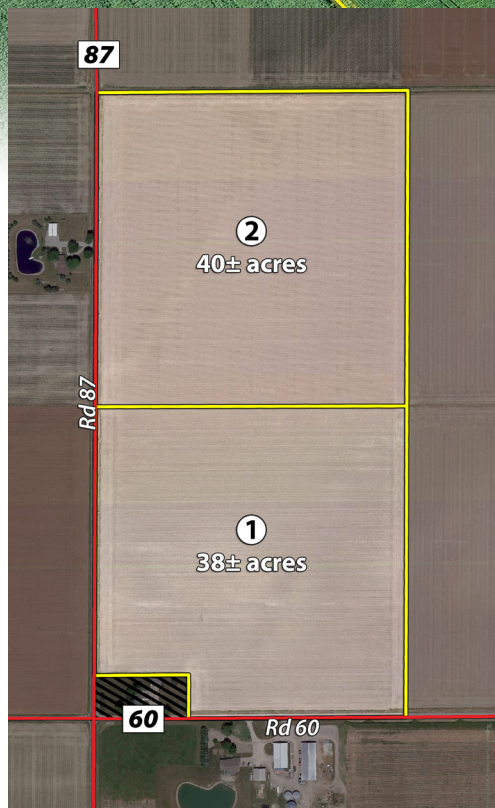
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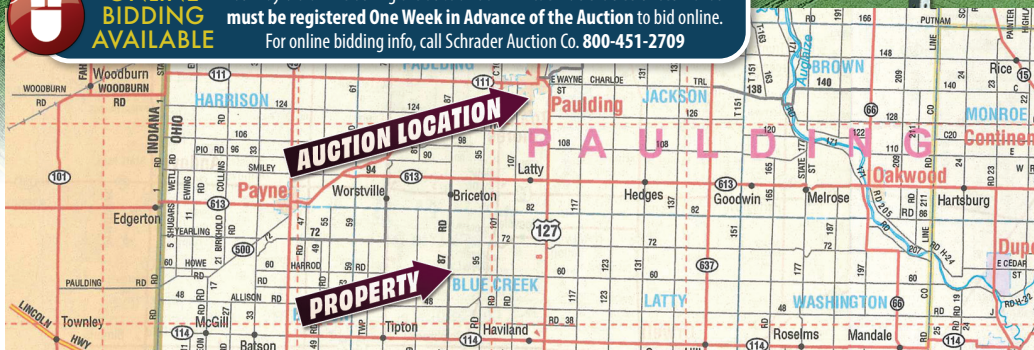
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FARM LAND AUCTION



**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 info, call Schrader Auction Co. 800-451-2709



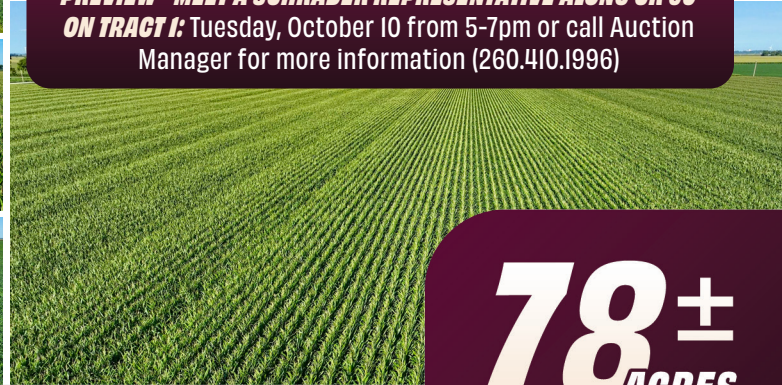
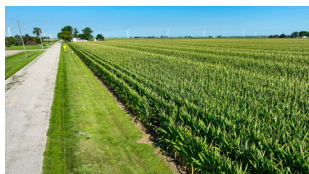
AUCTION LOCATION: Paulding County Fairgrounds • Fairground Drive, Paulding, OH
PROPERTY LOCATION: Blue Creek Township at the northeast corner of County Road 60 & County Road 87, Located 4-5 miles southeast of Payne, OH

THESE TWO TRACTS FORM A VERY LEVEL 78± ACRES OF VERY PRODUCTIVE LAND!

TRACT 1 - 38± ACRES: This tract has nearly 900' of road frontage along CR 60 & over 1,100' of frontage along CR 87. The soils are mostly Latty Silty Clay w/ some Nappanee Silty Clay.

TRACT 2 - 40± ACRES: This tract has over 1,300' of road frontage along CR 87 & runs back nearly 1,300' in depth. The soils are mostly Latty Silty Clay.

PREVIEW - MEET A SCHRADER REPRESENTATIVE ALONG CR 60 ON TRACT 1: Tuesday, October 10 from 5-7pm or call Auction Manager for more information (260.410.1996)



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SCHRADER
Real Estate and Auction Company, Inc.

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SELLER: Ruth E. Gerber Trust
AUCTION MANAGER: Jerry Ehle • 260.410.1996

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