

180± Acres

Outstanding Ohio LAND AUCTION

Edon, Ohio
Williams County



Offered in 10 Tracts,
Combinations & as a Whole

Monday, October 16 • 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				

ONLINE BIDDING AVAILABLE



Corporate Headquarters:
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AUCTION MANAGER: Jerry Ehle • 260.410.1996
(Salesperson) #SAL.2006001035, (Auctioneer) #2013000026

SCHRADER REAL ESTATE & AUCTION COMPANY, INC.
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- Florence Township Farm
- Tillable Farmland
- Recreational Wooded Land
- Potential Country Building Sites

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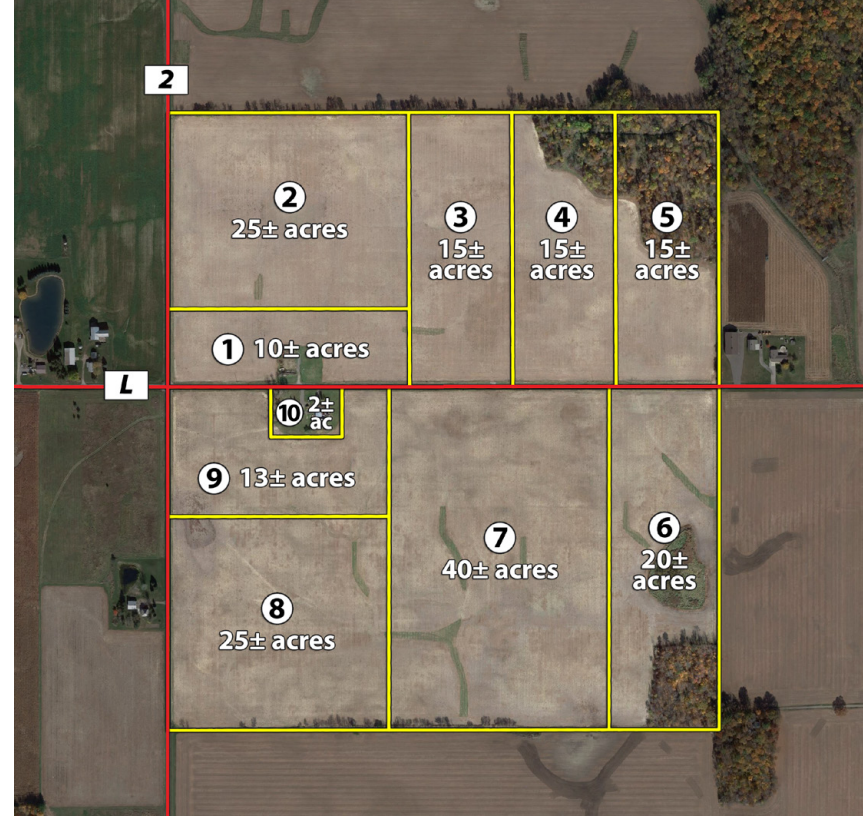
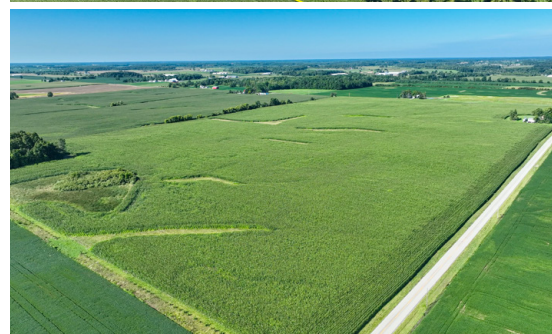
Edon, Ohio
Williams County

Todd A. Gearhart, Raymond J. Gearhart, Steven R. Welch & Pamela L. Welch & Christina A. German, Etal are offering a unique opportunity to acquire a large amount of good tillable land in Williams County, OH. This farm (est. 1848) is 180± contiguous acres (consisting of 3 parcels), split by County Road L. Of the 180± contiguous acres being offered, 157± acres are tillable per the FSA. Most of the tillable land has good tile & sheds water pretty quickly. According to the FSA, the farm has a PLC Yield on corn of 127 bu. & a PLC Yield on beans of 42 bu. The farm is located a short distance from Edon & has great road frontage & visibility from both County Road 2 & County Road L. Whether you are an operator looking to acquire additional acreage, an investor looking to invest in an outstanding farm or individual looking for a new homestead, don't miss this opportunity to bid your prices on quality land in Northwest Ohio that comes from an outstanding family history!

TRACT 1: 10± ACRES of nearly 90%± productive tillable farmland. This tract has 379'± of road frontage on County Road 2 & 1,151'± of road frontage on County Road L. The soil is a mix of Blount Loam & Glynwood Loam. This tract offers a potential country building site!

TRACT 2: 25± ACRES containing 100% productive tillable farmland. This tract has 947'± of road frontage on County Road 2. The soil is a mix of Blount Loam, Millgrove Loam, Glynwood Loam & Blount Loam. This tract contains great road frontage & offers a potential country building site!

TRACT 3: 15± ACRES containing 100% productive tillable farmland. This tract has 493'± of road frontage on County Road L. The soil is a mix of Glynwood Loam & Blount Loam. Consider combining Tracts 1, 2 & 3 for 50± acres w/ ample road frontage on two roads!



AUCTION LOCATION: Williams County Veteran's Memorial Building, 875 East Main Street, Montpelier, OH 43543

PROPERTY LOCATION: 2114 County Road L, Edon, OH 43518 (all tracts including tillable land & recreational woods surround this location)



TRACT 4: 15± ACRES of nearly 80%± productive tillable farmland & 3± acres of recreational woods w/ a ditch for drainage. This tract has 493'± of road frontage on County Road L. The soil is a mix of Glynwood Loam, Blount Loam & Pewamo Silty Clay Loam. This tract offers a potential building site & hunting opportunities!

TRACT 5: 15± ACRES of nearly 50%± productive tillable farmland & 7± acres of recreational woods w/ a ditch for drainage. This tract has 493'± of road frontage on County Road L. The soil is mainly Blount Loam. Imagine the endless possibilities of recreational enjoyment if Tracts 4 & 5 are combined for 30± acres!

TRACT 6: 20± ACRES of nearly 75%± productive tillable farmland w/ 3± acres of recreational woods. This tract has 529'± of road frontage on County Road L. This tract offers a potential country building site!

TRACT 7: 40± ACRES containing 100% productive tillable farmland. This tract has 1,051'± of road frontage on County Road L. The soil is a mix of Glynwood Loam, Rawson Sandy Loam, Gilford Fine Sandy Loam. Combine Tracts 6 & 7 for 60± acres w/ income potential, recreational enjoyment & potential country building sites!

TRACT 8: 25± ACRES containing 100% productive tillable farmland. This tract has 1,026'± of road frontage on County Road 2. The soil is a mix of Glynwood Loam, Rawson Sandy Loam & Gilford Fine Sandy Loam. This tract offers a potential country building site!

TRACT 9: 13± ACRES containing 100% productive tillable farmland. This tract has 629'± of road frontage on County Road 2 & ample road frontage on County Road L. The soil is mostly Glynwood Loam. This tract offers a potential country building site!

TRACT 10: HOME & BUILDING ON 2± ACRES! This tract has 340'± of road frontage on County Road L & includes a 1988 Champion 27'x40' manufactured home w/ 2 bedrooms, 2 bathrooms, on-demand hot water, propane heat*, a 5" well & septic. This tract also includes a 29'x36' insulated building for all your toys! Combine Tracts 9 & 10 for 15± acres of peaceful living in Florence Township! *500-gallon propane tank is leased from Northwest Ohio Propane

OPEN HOUSE/INSPECTION DATE:
Saturday, September 30 • 10am-1pm
Meet a Schrader Representative on Tract 10

180± Acres

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Combinations & as a Whole

SELLERS: Todd A. Gearhart, Raymond J. Gearhart, Steven R. Welch & Christina A. German (Tracts 1-9); Steven R. Welch & Pamela L. Welch (Tract 10)

AUCTION MANAGER: Jerry Ehle • 260.410.1996

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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

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REAL ESTATE AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 10 individual tracts, any combination of tracts, or as a whole 180± acre unit (consisting of 3 parcels).

EVIDENCE OF TITLE: The Seller will provide a Preliminary Title Report 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). The seller agrees to provide merchantable title to the property subject to matters of record. All tracts sold "As-Is".

EASEMENT & OIL, GAS OR OTHER MINERALS RIGHTS LEASE(S): The Seller will provide a copy of any Easement & Oil, Gas or Other Minerals Rights Leases, as referenced in the Preliminary Title Report.

MULTI-PARCEL AUCTION: The auction will be offered in various amalgamations, including as individual parcels or lots, combinations of parcels or lots, & all parcels or lots as a whole.

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.

DOWN PAYMENT: 10% down payment on the day of auction. The down payment may be made in the form of a 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.

CAUV: If usage of property is changed, the Buyer is responsible for CAUV recoupment. Sellers have heretofore used property for agricultural purposes & their 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).

ACCEPTANCE OF BID PRICE: The successful bidder(s) will be re-

quired 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 a Warranty Deed.

CLOSING: The targeted closing date will be approx. 45 days after the auction.

POSSESSION: Possession of Tracts 1-9 is subject to an existing lease between Seller(s) & Tenant Farmer. Possession of Tract 10 is at closing.

REAL ESTATE TAXES: Prorated to the date of closing.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. The inspection date has been scheduled & will be staffed w/ auction personnel. Further, Seller disclaims any & 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 & proposed boundaries are approx. & 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. Buyer shall pay 50% of survey fees associated w/ their purchased tract(s).

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 an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approx.. 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 Seller or the Auction Company. The conduct of the auction & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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.