

AUCTION TERMS & PROCEDURE:

PROCEDURES: The property will be offered in 1 tract, as a total 100.8± acre unit. There will be open bidding during the auction as determined by the Auctioneer.

DOWNPAYMENT: 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 Warranty Deed(s)

CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before March 22,

2024.

POSSESSION: Possession will be delivered at closing. All 2024 crop rights to the Buyer(s)

REAL ESTATE TAXES / ASSESSMENTS: Taxes will be pro-rated to the date of closing. The property is currently enrolled in the CAUV program. The property consists of Champaign County tax parcel (Parcel # E11-05-10-06-00-004-00). 2024 pay 2023 taxes: \$2,386.02 annual

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. 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.

SCHRADER
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100.8± Acres
1 Tract
Ohio Land AUCTION
Champaign County, OH • Saint Paris



FEBRUARY 2024

SUN	MON	TUE	WED	THU	FRI	SAT
				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		

Ohio Land AUCTION **100.8± Acres**
1 Tract
Champaign County, OH • Saint Paris - 13 miles SE of URBANA, OH - 10 mi. N of SPRINGFIELD, OH

- 88± FSA Cropland Acres featuring Brookston & Crosby Soils
- Located in a Top Agriculture Area • Nice size field for ease of farming operation
- Established Woods for Hunting / Recreation / Potential Building Site
- Good Frontage on Dialton Road (Just south of the Cow Path Rd. Intersection)
- 1031 Exchange Opportunity • Rare opportunity to Buy at AUCTION
- COME BID YOUR PRICE!



Thursday, February 22nd @ 11:00am

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Ohio Land AUCTION 100.8± acres

Champaign County, OH • Saint Paris - 13 miles SE of URBANA, OH - 10 mi. N of SPRINGFIELD, OH

1 Tract



Thursday, February 22nd @ 11:00am

Inspection Times:
THURSDAY, FEBRUARY 8TH
 10 AM - 11 AM
THURSDAY, FEBRUARY 15TH
 10 AM - 11 AM

Property Location: Near 5575 Dialton Rd. SAINT PARIS, OH 43072. (No Buildings Included)
 (Parcel # E11-05-10-06-00-004-00), Champaign Co, Jackson Twp, OH

Directions: From the South on OH 41 in the center of North Hampton, OH take Dialton Rd. north 4 miles to the farm. From Urbana, take OH 55 west 12 miles to Dialton Rd. Then south on Dialton Rd. travel ¾ mile to the farm on the left side of the road.

Auction Site: SHRINE CLUB (Springfield), 471 Shrine Rd. Springfield, OH 45501. From the intersection of OH 4 and OH 41, take Upper Valley Rd. north ½ mile to Shrine Rd. Then left ¼ mile to the auction Shrine Rd. Then south (right) 1.7 miles to the Auction Site.

Property Description:
100.8± ACRES with 88± FSA cropland acres and 12± acres of attractive woods. The farm features a mix of Brookston and Crosby silt loam. The property has an established grass lane and entrance that leads to a mature woods great for hunting, recreation, or potential timber value. Frontage on Dialton Rd. Consider adding this to your farming operation or as a stand-alone investment.



Owner: Dwain Gorby and Ronald Gorby
Auction Managers:
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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 information, call Schrader Auction Co. - 800-451-2709.

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