

Major Ohio LAND AUCTION

CLARK COUNTY, OHIO
(NEW CARLISLE, OHIO)

1,013[±] ACRES

IN 28 TRACTS

ADJACENT TO THE EASTSIDE
OF NEW CARLISLE, OH

- CERTIFIED ORGANIC CROPLAND
- GREAT LOCATION & ABUNDANT ROAD FRONTAGE
- 2024 CROP RIGHTS TO BUYER
- TRANSITIONAL VALUE, 20[±] ACRES IN THE CITY LIMITS
- SEVERAL BUILDING SITES
- TRACT SIZES FOR ALL BUYERS
- HIGHLY IMPROVED TRACT WITH SEVERAL BUILDINGS
- 1031 EXCHANGE OPPORTUNITY



FARM
EQUIPMENT
AUCTION
THURSDAY,
MARCH 28TH
10:30 AM



Wednesday, March 27th at 11am
Auction Site: CLARK COUNTY FAIRGROUNDS (Springfield, OH)

800-451-2709 • SchraderAuction.com

CLARK COUNTY, OHIO
(NEW CARLISLE, OHIO)

Major Ohio LAND AUCTION

1,013[±] IN 28 TRACTS ACRES

Inspection Times:
Wed., March 6th • 10 AM - 12 PM
Wed., March 13th • 10 AM - 12 PM
Wed., March 20th • 10 AM - 12 PM
Meet an Agent at Tract 6 or Tract 22



Contact Auction Company for Detailed Information Book with Additional Due-Diligence Materials on the Property.



This is a rare offering of "Certified Organic" acres. **Evans Family Ranch** is downsizing their operation and is offering productive cropland along with the operations headquarters of the former Studebaker Nurseries. Specialty crop production demanded vast irrigation and watering systems, much of which are still in place. Road frontage is abundant with miles of new 4-board fencing. From large tillable fields to smaller country building sites, the uniqueness of this property is intriguing.

PROPERTY LOCATION: The farm is located just east of New Carlisle, OH. From the stoplight and junction of OH SR 235 and OH 571 (Milton Carlisle Rd), turn east and travel 1/4 mile to the farm starting on your right. The farm has frontage on Milton Carlisle Rd, OH SR 571, Funderburg Rd, Musselman Rd, New Carlisle Pike, and Quick Rd. Watch for signs. Use GPS address: **10490 Milton Carlisle Rd, New Carlisle, OH 45344 (Tract 6).**
AUCTION SITE: Clark County Fairgrounds (Mercantile Building), 4401 S. Charleston Pike, Springfield, OH 45505.

TRACT DESCRIPTIONS:
(Section 27 Bethel Township)
TRACT 1: 52.5± ACRES with 43± FSA cropland acres with the balance in woods located along the east end of the tract. Features a mix of Eldean soils. The tract has (2) points of frontage along Quick Rd and a 1200gpm irrigation well. Close proximity to US 40.
(Sections 16 & 22 Bethel Township)
TRACT 2: 149.5± ACRES with 140± FSA cropland acres. Features a quality mix of Kokomo and Miamian soils. The tract has 600± ft. of frontage on Milton Carlisle Rd and a good established entry. The northeast part of this tract features great views overlooking the auction property. The land quickly flattens out to some of the farms most level and productive soils.



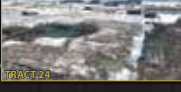
TRACT 3: 67± ACRES mostly cropland with frontage along Milton Carlisle Rd. A new line fence separates Tract 2 & 3. There is a small pond which is fenced off in the southeast of the tract. Consider combining with Tract 2 and 4 for a large contiguous field. If purchased separately from Tract 2, an ingress and egress easement will be created to cross the open ditch using the current lane at 10254 Milton Carlisle Rd.



TRACT 4: 81± ACRES with approximately 70± FSA cropland acres and 7.5± acres of woods. There is an open ditch running through this tract and a fenced pond along the south border. This tract includes a 50' owned lane off OH SR 571 and (2) established entries with frontage on Milton Carlisle Rd. Newer perimeter fence on most of this tract. **NOTE: A well servicing the neighboring property is located on this tract. An easement for access and maintenance will be created prior to closing.**



(Sections 22, 23 & 28 Bethel Township)
TRACT 5: 49.5± ACRES nearly all tillable. The tract features level topography and has nice frontage along Milton Carlisle Rd. Add this to your conventional operation or examine the great income potential that organic farming has to offer. Features a good mix of Crosby, Miamian & Eldean soils. This tract, along with several others in the offering, has buried irrigation pipe with riser ports that could add considerable value.



TRACT 6: 43.5± ACRES with 40± cropland acres. The tract includes a picturesque turn-of-the-century white barn and smaller corn crib building. Level land that combines very nicely with additional tracts.

TRACT 7: 66± ACRES nearly all cropland. The rectangular shape of this tract would allow for ease of farming operation. Features a mix of Crosby, Miamian and Eldean soils. Frontage on Milton Carlisle Rd.
TRACT 8: 24± ACRES with frontage on Funderburg and Milton Carlisle Rd. Prime corner location with picturesque fencing. Consider combining with adjacent tracts or as a stand-alone plot.
TRACT 9: 27± ACRES with 2 points of frontage along Funderburg Rd. Great location for a potential estate homesite (variance needed) or to continue in hay, pasture, or crop production. **NOTE: A well servicing the neighboring property is located on this tract. An easement for access and maintenance will be created prior to closing.**

TRACT 10: 19± ACRES nearly all cropland with 125' of frontage on New Carlisle Pike. Currently in hay production.

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TRACT 11: 32.5± ACRES nearly all cropland with 220' of frontage on New Carlisle Pike.
TRACT 12: 7.3± ACRES with frontage on Funderburg Rd. and Milton Carlisle Rd. Potential building site (lot size variance required). Soil suitability tests have been completed and are available for review.

TRACT 13: 4.8± ACRES with frontage on Funderburg Rd. Potential building site. Soil suitability tests have been completed.
TRACT 14: 3.8± ACRES with frontage on Funderburg Rd. Potential building site. Soil suitability tests have been completed.

TRACT 15: 3.8± ACRES with frontage on Funderburg Rd. Potential building site. Soil suitability tests have been completed.
TRACT 16: 3.8± ACRES with frontage on Funderburg Rd. Potential building site. Soil suitability tests have been completed.

(Sections 27 & 28 Bethel Township)
TRACT 17: 75± ACRES all tillable with frontage on OH SR 571. This tract is adjacent to the Flying Angels Airport, lays relatively level and has a quality mix Crosby and Ockley soils.

TRACT 18: 21± ACRES nearly all cropland. Quality soils featuring Kokomo, Celina, & Miami soils. Rd frontage on Musselman Rd. and a 50' owned lane off OH SR 571.

TRACT 19: 19± ACRES of transitional land. There is a vacant 2-story, 1,792 sq ft home and an older barn (24'x40'). The land currently has several portable greenhouse structures that will be offered separately from the real estate. Level land that could be brought back into row crop production or many potential uses. **Physical address: 11050 Musselman Rd.**

TRACT 20: 31± ACRES of transitional land. There is a vacant 2-story, 1,776 sq ft home and an older barn (40'x56') and detached garage (18'x32'). **Physical address: 11168 Musselman Rd, New Carlisle, OH. Consider combining with adjacent tracts.**

TRACT 21: 136± ACRES with extensive improvements. Owned frontage on Musselman Rd. and an ingress and egress easement to be created adjacent to 11111 Milton Carlisle Rd (across current lane). The majority of the tract is zoned B25 and is currently approved for a wedding venue and auto repair shop.

Improvements consists of:

- 60' x 100' x 20' high Steel framed building, closed on 3 sides
 - Vintage Bank barn with pinned beam construction. Lots of upgrades with several lean-to additions. This barn is being remodeled to accommodate a wedding venue.
 - 160'x50' Block building with concrete floor
 - 50'x50' Shop with 14' overhead doors connected to a 125'x40' single story building with offices, work area, bathrooms and a break area
 - Multiple other buildings, lots of storage and concrete pads
 - Semi loading dock with 115'x115' concrete pad
 - Well lit gravel parking and work areas
 - High-Volume irrigation Well
 - 1± acre pond for recreation or irrigation
- NOTE: The greenhouses are NOT included with the real estate, however, can be purchased during the equipment auction on Thursday March 28th.**
- The potential uses for this Tract are only limited by your imagination. Take advantage of the inspection times.

TRACT 22: 27.5± ACRES highly visible with frontage along OH SR 235 and Musselman Rd. This tract is within the New Carlisle city limits. The tract is partially zoned I-1 (Light Industrial) and currently in hay production. There are multiple income producing billboards on this tract.

TRACT 23: 20± ACRES with 270' of frontage along Milton Carlisle Rd. Great location at the edge of town.

TRACT 24: 24± ACRES with 4± acre lake / recreation area. Examine the possibilities this tract has to offer. Potential secluded building site. Although expired, this area was previously approved for a campground. Frontage on Musselman Rd.

TRACT 25: 18± ACRES with frontage on Musselman Rd. Consider as a stand-alone tract or combining additional parcels.
TRACT 26: 1.38± ACRES with 150' of frontage on Musselman Rd. Potential building site. Soil suitability tests have been completed and are available for review.

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

EQUIPMENT AUCTION THURSDAY, MARCH 28th 10:30 AM

Tractors • Hay Equipment
100' Hoop Greenhouses
JD Road Grader
Peterbilt Semi Tractors
Irrigation Pipes/ Equip. & More

800-451-2709 • SchraderAuction.com

Owner: Evans Family Ranch, LLC • For Information Call: Auction Managers: Andy Walther • 765-969-0401 and Travis Kelley • 740-572-1525

AUCTION TERMS & CONDITIONS:

PROCEDURES: The property will be offered in 28 individual tracts, any combination of tracts, or as a total 1,013± 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.

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 May 1st, 2024.

POSSESSION: Possession will be delivered at closing.

REAL ESTATE TAXES / ASSESSMENTS: Taxes will be pro-rated to the date of closing. 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. 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 and all easements of record. (Contact Agent for information Book).

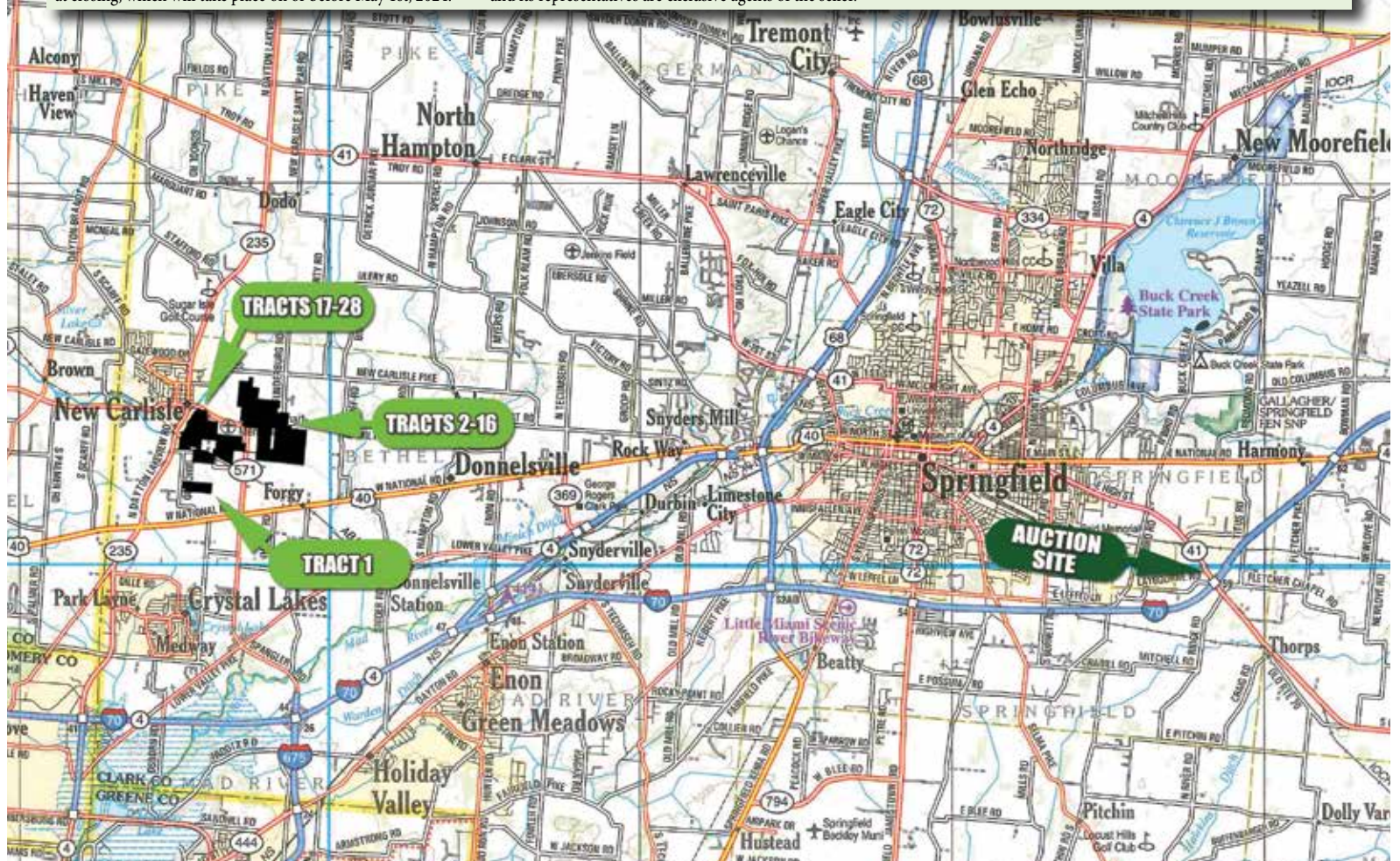
PERSONAL PROPERTY: The hoop greenhouses located on the property are not included in the real estate transaction. They will be offered at the equipment auction to be held on Thursday, March 28th, 10:30 AM.

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 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. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.



PROPERTY LOCATION: The farm is located just east of New Carlisle, OH. From the stoplight and junction of OH SR 235 and OH 571 (Milton Carlisle Rd), turn east and travel ¼ mile to the farm starting on your right. The farm has frontage on Milton Carlisle Rd, OH SR 571, Funderburg Rd, Musselman Rd, New Carlisle Pike, and Quick Rd. Watch for signs. **Use GPS Address: 10490 Milton Carlisle Rd, New Carlisle, OH 45344 (Tract 6).**

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Owner: Evans Family Ranch, LLC
For Information Call: Auction Managers:
Andy Walther • 765-969-0401 and Travis Kelley • 740-572-1525

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MARCH 2024

SUN	MON	TUE	WED	THU	FRI	SAT
					1	2
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3	4		13	14	15	16
10	11	12	20	21	22	23
17	18	19	27	28	29	30
24	25	26				
31						

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