

# FARM LAND

# AUCTION

Defiance Township,  
Defiance County, Ohio

Thursday, July 11 at 6pm  
held at Defiance VFW Post 3360, Defiance, OH  
Online Bidding Available

# 88± acres

Offered In 2 Tracts or Combination

## PRODUCTIVE TILLABLE SOILS

800.451.2709 • [SchraderAuction.com](http://SchraderAuction.com)



## SCHRADER

Real Estate and Auction Company, Inc.  
950 N Liberty Dr, Columbia City, IN 46725  
800.451.2709 • 260.244.7606

Ohio Real Estate: Schrader Real Estate and Auction Company, Inc.  
#REC.0000314452 (Jeffersonville, OH)  
Rex D. Schrader II #BRKP.2014002282 • Jerry Ehle #SAL.2006001035  
Ohio Auctioneer: Schrader Real Estate and Auction Company, Inc. #63198513759 • Jerry Ehle #2013000026

Follow Us and Get Our Schrader iOS App:



Auction Manager:

Jerry Ehle • 260.410.1996

Online Bidding Available

You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Company.

800.451.2709  
[SchraderAuction.com](http://SchraderAuction.com)

RC24-951

# FARM LAND

Defiance Township, Defiance County, Ohio

# 88± acres

# AUCTION

Thursday, July 11 at 6pm

held at Defiance VFW Post 3360, Defiance, OH

Offered In 2 Tracts or Combination



### Auction Terms & Conditions:

**PROCEDURES:** 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, and all tracts as a whole. This property will be offered in 2 individual tracts, and the combination of the two tracts. There will be open bidding on both tracts and the combination 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 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 Warranty Deed(s)

**CLOSING:** The balance of the real estate purchase price is due at closing, which will take place on or before August 16, 2024.

**POSSESSION:** Possession will be delivered at closing subject to 2024 wheat crop. Seller to receive the proceeds from the 2024 wheat crop. Immediate possession available prior to the closing, subject to the wheat crop and with an additional 10% earnest deposit.

**REAL ESTATE TAXES:** The Real Estate Taxes shall be prorated to the date of the 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.

**PROPERTY INSPECTION:** Inspection dates have been 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.

**FAIR HOUSING:** It is illegal, pursuant to the Ohio Fair Housing Law, Division (H) of Section 4112.02 of the Revised Code and 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 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.**

# FARM LAND AUCTION

Thursday, July 11 at 6pm

## 88± PRODUCTIVE TILLABLE SOILS

Immediate Possession Available with Additional 10% Earnest Money

Preview: Tuesday, June 25 from 4:00–6:00pm

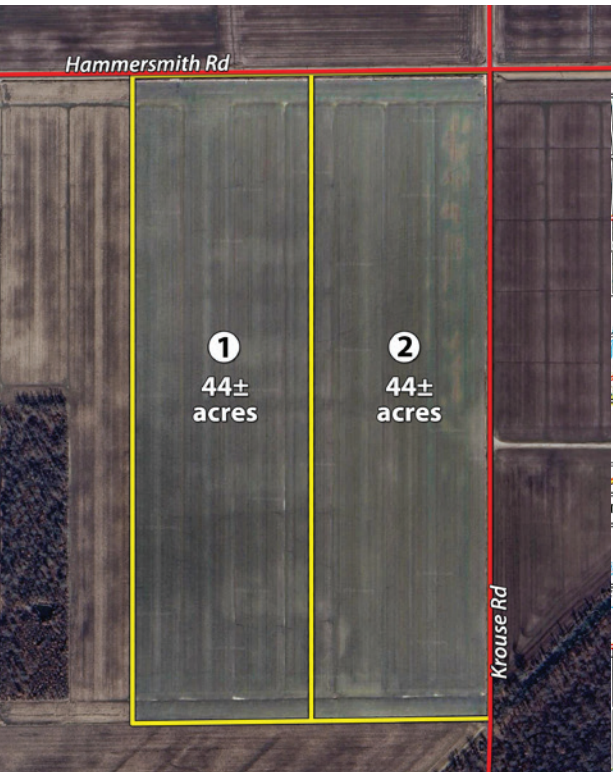
Meet a Schrader Representative on Tract 2 on Krouse Rd or call Schrader office for more information!

Offered In 2 Tracts or Combination



**TRACT 1: 44± ACRES** - There is an abundance of road frontage along Hammersmith Rd. The contour is level with an open drain along the entire road frontage and a surface drain along the south border. The soils are all Paulding Clay.

**TRACT 2: 44± ACRES** - There is an abundance of road frontage along both Hammersmith Rd and Krouse Rd. The contour is level also and has the open drain along Hammersmith Road and the surface drain on the south property. The roadway access along Krouse Road is level. The soils are mostly Paulding Clay with a small mix of Merrimill loam and Haskins loam.



**PROPERTY LOCATION:** Southwest Corner of Hammersmith Rd and Krouse Rd  
**AUCTION LOCATION:** Defiance VFW Post 3360, 201 Clinton St, Defiance, OH

**Online Bidding Available**

**AUCTION SITE**

**PROPERTY**

**SELLER:** Thomas M. Webb  
**AUCTION MANAGER:** Jerry Ehle • 260.410.1996

**800.451.2709**  
**SchraderAuction.com**

**SCHRADER**  
THE ORIGINAL MULTI-TRACT AUCTIONS

TIMED ONLINE ONLY  
VIRTUAL  
LIVE WITH ONLINE