

FARM LAND Auction

Defiance County Ohio

121[±] acres

Offered in 4 Tracts or Combinations

- Productive Tillable Land
- Hunting And Recreational Land
- Potential Building Sites

Thursday, November 7 at 6pm
at the Village of Edgerton Town Hall Gymnasium
Online Bidding Available

800.451.2709 • 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

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Auction Manager:
Jerry Ehle • 260.410.1996

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 Company.

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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. The property will be offered in FOUR (4) individual tracts, any combination of tracts and as a total 121± acre unit. There will be open bidding on all tracts and combinations, during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete. The property will be bid in a manner resulting in the highest total sale price. This property will be offered in 4 individual tracts and the various combinations of the four tracts. There will be open bidding on all 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 Attorney's Title Search 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 December 6, 2024.

POSSESSION: Possession will be delivered at closing subject to 2024 soybean crop. Seller to receive the proceeds from the 2024 crop.

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.

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, at their own risk, 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 SALETAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

121± acres

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Ohio

Auction

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auction starts at 6pm

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or Combinations



PROPERTY: 4385 Kramer Rd, Milford Township, Edgerton, Ohio from SR 49, Travel east on Kramer Rd 1 mile to property.

AUCTION MANAGER'S NOTE: Don't miss this opportunity to bid at auction on this large contiguous 121± acre farm. Great location! This farm offers lots of opportunity for farm expansion, possible estate or mini farm potential and a great piece of Hunting and Recreation property. Customize your bidding for your needs.

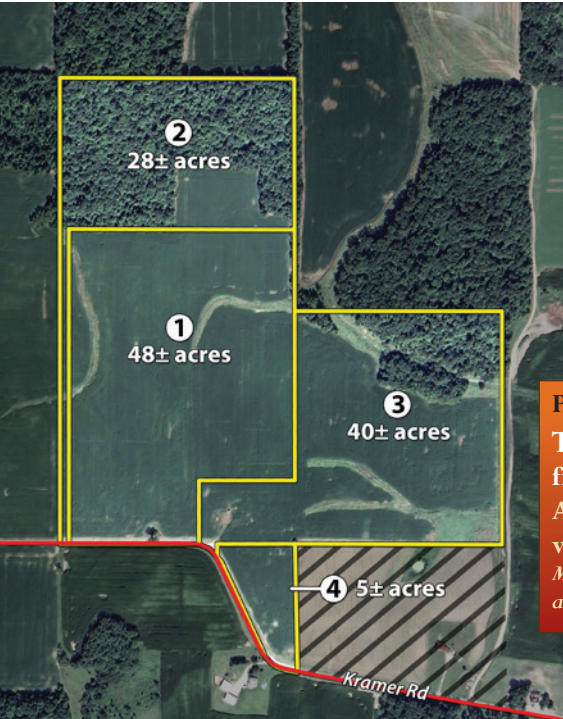


TRACT 1: 48± acres, mostly all tillable and has considerable road frontage along Kramer Rd and runs back over 1,500 feet back towards Tract 2 and the woods. The soils are mostly Blount loam with a mix of Glynwood and Pewamo loam towards the west. There are a couple of surface waterways on this tract.

TRACT 2: 28± acres, great hunting and recreation tract. There are some maturing hardwoods throughout the woods and a small drain crosses the back northwest corner. The access will be a 50 ft. owned access from Kramer Rd.

TRACT 3: 40± acres, mostly tillable with approximately 9 acres of woods in the northeast corner and a large county drain that cuts through the northeast corner. There is a huge deer and wildlife thoroughfare along either side of the large drain and through the brush and trees. The soils are a combination of mostly Blount with a mix of Pewamo and Glynwood loams. Access is via a 130 ft. owned frontage where the original farm improvements used to be and then jogs east to the tillable land.

TRACT 4: 5± acres with considerable road frontage along Kramer Rd. It offers a potential building site. Combine with Tracts 1 and 3 for additional tillable ground. The soils are mostly Blount loam with a strip of Pewamo loam across the middle.



PREVIEW DATES:
Tuesday, October 15
from 4 -6 pm or call
Auction Manager for
walk-over permission.
Meet a Schrader Representative
at the Tract 3 access.

Owner: Schott Family
Auction Manager:
Jerry Ehle • 260.410.1996
or 260.749.0445 (office)



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