

Paulding & Van Wert Counties • Convoy, Ohio

20± miles southeast of Fort Wayne, IN

40± miles northwest of Lima, OH

2,000 Head Capacity Dairy with approximately
1,825 Free Stalls and Double-30 Parlor.

The farms include a high percentage tillable with excellent
soils in a strong agricultural area.

The growing crop is negotiable for 2016 harvest.

All six farms are within a 6± mile radius.

934±
ACRES

6 Farms • 11 Tracts

COMPLETE DAIRY DISPERSAL AUCTION

REAL ESTATE:

WEDNESDAY, SEPTEMBER 7 @ 6 PM

Auction held at Van Wert County Fairgrounds

CATTLE:

THURSDAY, SEPTEMBER 8 @ 10 AM

Auction held on site

EQUIPMENT:

THURSDAY, SEPTEMBER 15 @ 10 AM

Auction held on site



ONLINE BIDDING
AVAILABLE



SCHRADER

Real Estate and Auction Company, Inc.

800-451-2709

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INSPECTION DATES:

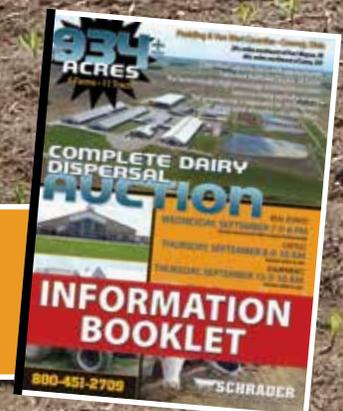
- Friday, July 29th, 9 am - 12 noon
- Thursday, August 11th
9 am - 12 noon
- Thursday, September 1st
9 am - 12 noon

Meet a Schrader representative
at the property

This offering provides a rare investment opportunity including an operating dairy with permitted **2,000 head capacity**, equipment and closed herd. There are 4 free-stall barns with approximately **1,825 free-stalls**, the newest built in 2013. Also, newly updated in 2013 **double-30 parlor**, 6,000± sq. ft. commodity storage building with shop, and sand reclaiming manure management system. Herd includes 1,000± excellent producing cows (**average approximately 90 pounds/day**) plus 1,000± replacement heifers. Several homes are also available near the dairy.

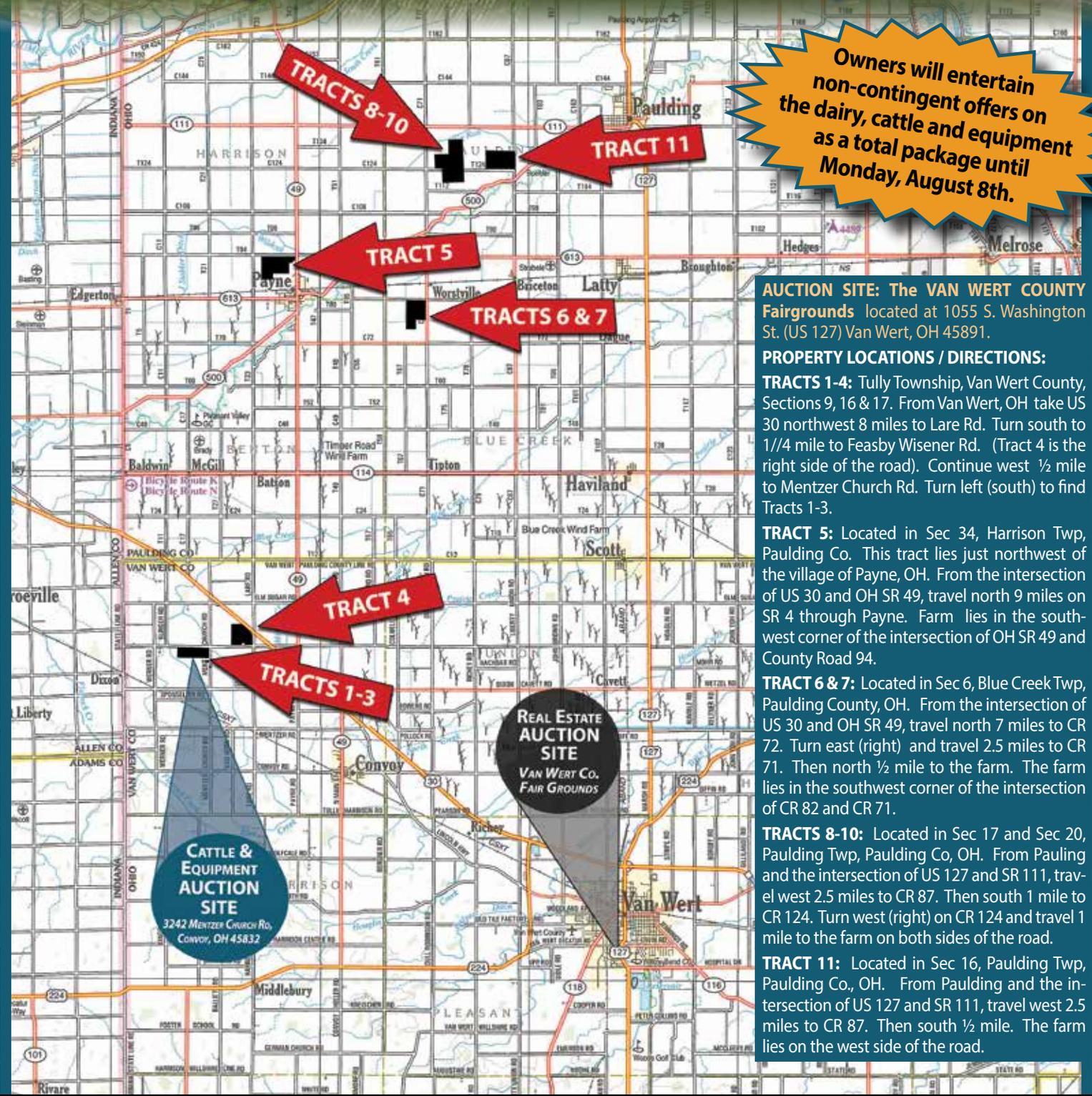
OWNER: Blue Stream Dairy, et al

Contact Auction Company for Detailed Information Booklets for the property with additional Due-Diligence Materials, including information such as: soil maps, water information, tax information, surveys, FSA information, and site development plans.





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Owners will entertain non-contingent offers on the dairy, cattle and equipment as a total package until Monday, August 8th.

AUCTION SITE: The VAN WERT COUNTY Fairgrounds located at 1055 S. Washington St. (US 127) Van Wert, OH 45891.

PROPERTY LOCATIONS / DIRECTIONS:

TRACTS 1-4: Tully Township, Van Wert County, Sections 9, 16 & 17. From Van Wert, OH take US 30 northwest 8 miles to Lare Rd. Turn south to 1/4 mile to Feasby Wisener Rd. (Tract 4 is the right side of the road). Continue west 1/2 mile to Mentzer Church Rd. Turn left (south) to find Tracts 1-3.

TRACT 5: Located in Sec 34, Harrison Twp, Paulding Co. This tract lies just northwest of the village of Payne, OH. From the intersection of US 30 and OH SR 49, travel north 9 miles on SR 4 through Payne. Farm lies in the southwest corner of the intersection of OH SR 49 and County Road 94.

TRACT 6 & 7: Located in Sec 6, Blue Creek Twp, Paulding County, OH. From the intersection of US 30 and OH SR 49, travel north 7 miles to CR 72. Turn east (right) and travel 2.5 miles to CR 71. Then north 1/2 mile to the farm. The farm lies in the southwest corner of the intersection of CR 82 and CR 71.

TRACTS 8-10: Located in Sec 17 and Sec 20, Paulding Twp, Paulding Co, OH. From Paulding and the intersection of US 127 and SR 111, travel west 2.5 miles to CR 87. Then south 1 mile to CR 124. Turn west (right) on CR 124 and travel 1 mile to the farm on both sides of the road.

TRACT 11: Located in Sec 16, Paulding Twp, Paulding Co., OH. From Paulding and the intersection of US 127 and SR 111, travel west 2.5 miles to CR 87. Then south 1/2 mile. The farm lies on the west side of the road.

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TRACT DESCRIPTIONS: (All Acreages are Approximate)
Located in Sections 9, 16, & 17 of Tully Township, Van Wert County, OH
TRACT 1: 119± ACRES WITH MODERN DAIRY FACILITY.

- Features include:
- Double-30 parlor newly improved in 2013
 - (4) free-stall barns offering 1,825 stalls
 - 6,000 sf commodity barn
 - Sand reclaiming manure system and multiple lagoons

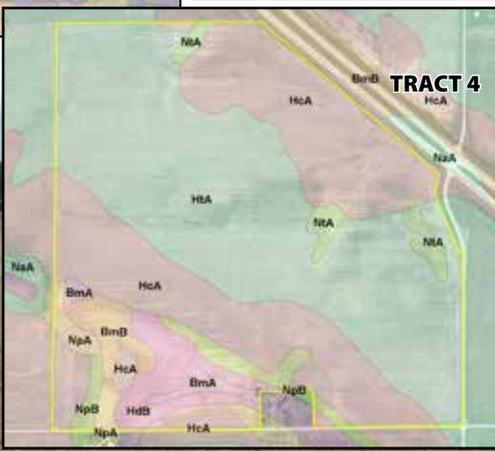
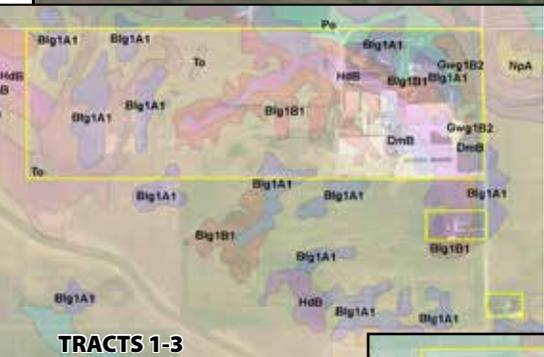


The tract is located at 3242 Mentzer-Church Rd., Convoy, Ohio and has additional 3,950'± frontage on Feasby Wisener Rd.

TRACT 2: 2.9± ACRES with home, buildings and pond. Located next to the dairy at 3328 Mentzer-Church Rd.

TRACT 3: 1.4± ACRES with single story home. Located next to the dairy at 3471 Mentzer-Church Rd.

TRACT 4: 143± ACRES nearly all tillable consisting of productive Hoytville soils. This tract lies south of SR 30 with 1150'± of owned frontage on Lare Rd. and 2,300'± of combined owned frontage on Feasby Wisener Rd. Nice size field for ease of farming operation. This Tract has a center pivot irrigation system that is pumping from Tract 1. Quality soils here. *Annual Taxes (2016): \$5,617.20.* Located in Sec 9, Tully Twp, Van Wert Co.





TRACT 1 - DOUBLE-30 PARLOR



TRACT 1 - 2,000 HEAD CAPACITY



TRACT 1



TRACT 1



TRACT 2



TRACT 3

TRACT 5: 179± ACRES nearly all tillable consisting of quality Hoytville soil. 3,950'± of frontage on CR 94. Excellent drainage w/ an open ditch through the middle of this nearly level field. Investment quality. Annual Taxes (2016): \$6,037.10. Located in Sec 34, Harrison Twp, Paulding Co.



TRACT 5



TRACT 5



TRACT 6: 122± ACRES with 121± tillable acres. High quality, level cropland. 1,300'± Frontage on CR 71. Nearly 100% Hoytville soils. There is a permitted manure lagoon on this property with an established driveway/entrance. Taxes (2016): \$6,659.48* Tracts 6-7 combined. Located in Sec 6, Blue Creek Twp, Paulding.

TRACT 7: 83± ACRES nearly all tillable. Consists of Hoytville and Nappanee soils. 2,650'± Frontage on CR 82 and 1,300'± on CR 71. Improved drainage through the open ditch along the east end of the property. Taxes (2016): \$6,659.48* Tracts 6-7 combined. Located in Sec 6, Blue Creek Twp, Paulding Co.



TRACTS 6-7



TRACT 7



TRACT 8

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Combine Tracts 6-7 for a total of 205± acres of productive farmland.

TRACT 8: 61± ACRES nearly all tillable. Predominately Latty soils. 1980'± Frontage on CR 124. Taxes (2016): \$1,707.14. Located in Sec 20, Paulding Twp, Paulding Co.

TRACT 9: 41± ACRES with 36.5± tillable and the balance in mature woodland located in the northwest corner of the tract. Predominately Latty soils. 1350'± Frontage on CR 124. Taxes (2016): \$3,492.28* Tracts 9-10 combined. Located in Sec 17, Paulding Twp, Paulding Co.

TRACT 10: 81± ACRES with 75± tillable acres and 3.5± acres of mature woodland on the far north border of the property. Predominately Latty soils. 1300'± Frontage on CR 124. There is a permitted manure lagoon on this property with an established driveway/entrance. Newer metal machinery shed. Taxes (2016): \$3,492.28* Tracts 9-10 combined. Located in Sec 17, Paulding Twp, Paulding Co.

Combine Tracts 8-10 for a total of 180± acres of productive farmland.

TRACT 11: 101± ACRES, all tillable. Latty silt and Nappanee soils. This tract lays west of CR 87 with 1,340'± of frontage. Nearly level and ease of operation. Taxes (2016): \$2,731.34. Located in Sec 16, Paulding Twp, Paulding Co.



TRACT 9



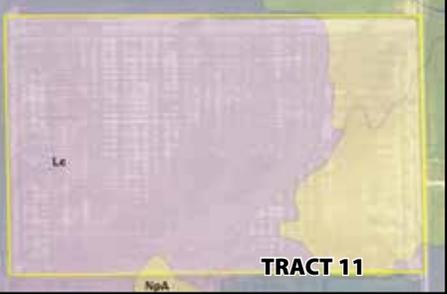
TRACTS 8-10



TRACT 11



TRACT 10



TRACT 11



TRACT 10

COMPLETE DAIRY DISPERSAL AUCTION

CATTLE: THURSDAY, SEPTEMBER 8 @ 10 AM
 Auction held on site - 3242 Mentzer Church Road, Convoy, OH 45832



PEN	Number of Animals	DESCRIPTION
1	46	Closest springer heifers
2	83	Bred heifers due Aug & Sept
3	82	Dry Cows
4	94	Bred heifers due Oct
5	35	Hospital Pen - includes just fresh
6	45	Close to Freshening Dry Cows
7	159	Bred heifers due Nov & first part of Dec
8	141	Larger size - higher group - less days in milk
9	128	High group milk cows
10	151	High group milk cows
11	141	2 yr old milking cows
12	151	Second plus lactation - high group cows
13	130	2 yr old milking cows
14	82	Longer lactation cows
100	297	Baby heifers up to 300-400#
101	233	Young heifers
102	23	Bull calves to be sold
104	229	Heifers offsite - 400# to breeding age
total: 2250		
		959 Milking Cows
		127 Dry Cows
		382 Springing & bred heifers
		759 Short bred & young heifers



EQUIPMENT: THURSDAY, SEPTEMBER 15 @ 10 AM

Auction held on site - 3242 Mentzer Church Road, Convoy, OH 45832

- TRACTORS • WHEEL LOADERS
- SKIDSTEERS

Case IH Magnum 305 MFWD • Case IH Magnum 305 AFS MFWD • Case IH Magnum 305 AFS MFWD • JD 8120 MFWD • JD 4640 • JD 6100D, open station 2wd • Kubota M9960 diesel • Kubota M7040SU 2wd open station tractor with canopy • Massey Ferguson 583 Diesel tractor, 4 x 4 • John Deere 2755 2wd tractor • JD 1026R, 4x4 loader • JD 1026R, 4x4 compact tractor & loader • JD 524K wheel loader • JD 544K wheel loader • JD 450 diesel dozer • Case 585E, 4x4 • NH L170 skid loader • JD 318D skidsteer • JD 318D skidsteer • New Holland 215 skidsteer



- JOHN DEERE GATOR • KUBOTA RTV
- JD 850 diesel gator • Kubota RTV X900 4x4
- SEMI TRACTORS AND TRAILERS
- GN TRAILERS • PICKUPS
- TILLAGE EQUIPMENT
- MANURE SPREADERS AND MISC EQUIPMENT • TMR MIXERS
- SAND SPREADER • LOADER BUCKETS • MISC EQUIPMENT
- CALF HUTCHES • FUEL TANKS
- POWER EQUIPMENT AND SHOP TOOLS



For a Complete Equipment List, Photos and Brochure visit www.schraderauction.com or call 800-451-2709



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Schrader Real Estate & Auction Co., Inc. REC.0000314452(WCH,OH)

800-451-2709

www.SchraderAuction.com

OWNER: Blue Stream Dairy, et al

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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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**COMPLETE DAIRY
DISPERSAL
AUCTION**

3% Buyer's Premium on the sale of Real Estate

SUMMARY OF REAL ESTATE AUCTION TERMS & CONDITIONS

BIDDING PROCEDURE: All tracts will be offered individually, in any combination and as a whole unit. Bidding on individual tracts and all combinations will compete until the end of the auction. The final bids are subject to Seller's acceptance or rejection.

PURCHASE CONTRACT: Immediately following the close of bidding, each high bidder will sign a purchase contract in the form provided in the bidder packets. All information contained in this sale brochure and other marketing materials is subject to the terms and conditions contained in the written purchase contract. Seller shall not be bound by any statement, promise or inducement that is not contained or incorporated in the written purchase contract.

BUYER'S PREMIUM: The purchase price will be the bid amount plus a 3% buyer's premium.

PAYMENT: 10% of the purchase price will be due as a down payment on the day of auction, with the balance due at closing. The down payment may be made in the form of 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.

CLOSING: Closing will be on or before October 7, 2016 or as soon as possible thereafter upon completion of the survey (if applicable), the Final Title Commitment and Seller's closing documents.

CROP: The Buyer of a Tract with a growing or grown corn crop will have the option to purchase the crop by signing a Crop Purchase Agreement and wiring the Crop Purchase Price immediately following the auction. The purchase of the crop will include the right to enter upon the land to harvest the crop prior to closing. Contact the Auction Company for more information.

POSSESSION: Possession will be delivered at closing (subject to harvesting rights if the crop is not purchased by the Buyer of the land).

REAL ESTATE TAXES: Real estate taxes will be prorated to the date of closing.

DEED: The property will be conveyed by warranty deed, free and clear of liens but otherwise subject to all roads, easements, matters of record and other permitted exceptions described in the purchase contract.

EVIDENCE OF TITLE: Preliminary title insurance schedules will be available for review prior to the auction. At closing, Seller shall furnish a standard owner's title insurance policy in the amount of the purchase price at Seller's expense.

MINERALS: Seller is not reserving any minerals. However, no warranty or representation is made as to the existence of any minerals or the extent of Seller's interest therein.

SURVEY: A new survey shall be obtained only if (i) necessary to record the conveyance or (ii) otherwise deemed appropriate in Seller's sole discretion. If a new survey is obtained, the survey will be ordered by Auction Company and will be sufficient for recording the conveyance, but the type of survey shall otherwise be determined solely by Seller. Survey costs will be shared equally (50:50) by Seller and Buyer. The purchase price will be adjusted to reflect any difference between advertised and surveyed acres except with respect to a purchase that includes substantial improvements.

TRACT MAPS; ACRES: Tract maps and stated acres are approximations based on county parcel data, current legal descriptions and/or aerial mapping and are not provided as survey products.

PROPERTY INSPECTION: Inspection dates have been scheduled and will be staffed with auction personnel. Seller and Auction Company disclaim any and all responsibility for the safety of prospective bidders and other persons during any physical inspection of the property. No person shall be deemed an invitee by virtue of the property being offered for sale.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE BY SELLER OR AUCTION COMPANY CONCERNING THE PROPERTY.

Prospective bidders are responsible for conducting their own independent inspections, investigations, inquiries and due diligence concerning the property. The information contained in this brochure and other marketing materials is provided subject to bidder's independent verification. Seller and Auction Company assume no liability for any inaccuracies, errors or omissions in such materials. All sketches and dimensions are approximate.

AGENCY: Schrader Real Estate and Auction Company, Inc. and its representatives are exclusively the agents of Seller.

CONDUCT OF AUCTION: The conduct of the auction and increments of bidding will be at the direction and discretion of the auctioneer. Seller and its agents reserve the right to preclude any person from bidding if there is any question as to the person's identity, credentials, fitness, etc. All decisions of the auctioneer at the auction are final. **CHANGES:** Please arrive prior to scheduled auction time to review any changes or additions to the property information. **AUCTION DAY ANNOUNCEMENTS WILL TAKE PRECEDENCE OVER THE MARKETING MATERIALS AND ANY OTHER PRIOR STATEMENTS.**

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