

AUCTION 436±

ACRES IN 10 TRACTS

WEDNESDAY, NOV 2ND, 1PM

High Quality Soils • Large Fields • Mature Woods for Potential Building Site
• High Visibility with US 33 frontage

AUCTION LOCATION

Auglaize County Fairgrounds (Junior Fair Building). Located at 1001 Fairview Drive, Wapakoneta, OH 45895. From I-75 take Exit 110 for US 33. Travel west 1.5 miles to Hardin Pike / Wapakoneta. Turn left on S. Blackhoof St. (Following Fairgrounds signs) travel 1 block and turn left on Ashland Ave. Follow 1/2 mile to the Fairgrounds.

PROPERTY LOCATION

From I-75 take Exit 110 (US 33) east 8 miles to the Farms. TRACTS 1-2 are located at the intersection of Santa Fe Line Rd. and US 33. Continue traveling east 1/2 mile to find TRACTS 3-9 with frontage on Waynesfield Rd. and US 33. TRACT 10 is located 2.5 miles south of US 33 on Santa Fe Line Rd.

INSPECTION TIMES:

Meet a Schrader Representative at Tract 8:

Tuesday Oct. 4th,
9 AM – 10 AM

Tuesday Oct. 18th,
9 AM – 10 AM

Wednesday Oct. 26th,
9 AM – 10 AM.

Walk-over Inspections Welcome!

AUCTION TERMS & PROCEDURES

PROCEDURES: The property will be offered in 10 individual tracts, any combination of tracts, or as a total 436+/- acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer.

DOWNPAYMENT: Real Estate 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 owners 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) and Trustee(s) Deed(s).

CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before December 7th, 2016.

POSSESSION: Possession will be delivered at closing. Buyer to receive 2017 CROP RIGHTS!

REAL ESTATE TAXES / ASSESSMENTS: Seller will pay all 2016 taxes due in 2017 by giving the buyer a credit at 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. If a survey is needed, Buyer(s) and Seller will share survey expense 50:50. If the property sells in its entirety, no new survey will be completed.

EASEMENTS & LEASES: Sale of the property is subject to any and all easements of record.

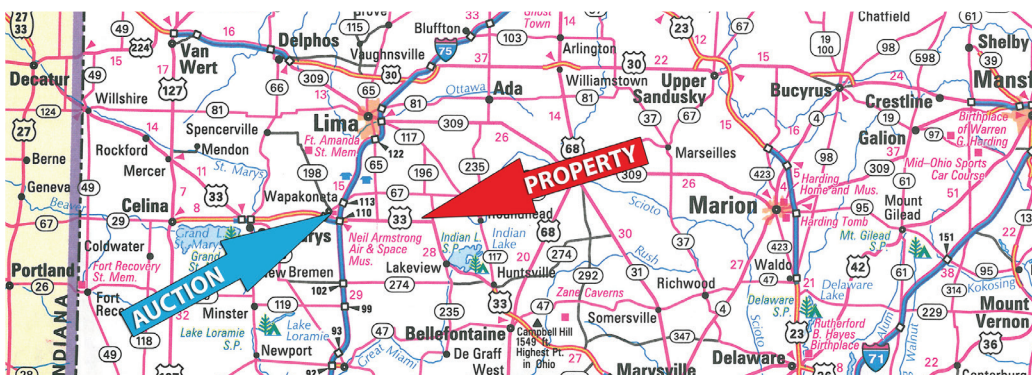
MINERAL RIGHTS: The sale shall include 100% of the mineral rights owned by the Seller.

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 to the person's credentials, fitness, etc. All decision of the Auctioneer is 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



TRACTS RANGING FROM 11-83 ACRES (All Acreages are Approximates)

AUGLAIZE CO., GOSHEN TWP., SECTION 31

- **Tract 1: 37± Acres** nearly all tillable. 1,325'± of frontage on Santa Fe Line Rd. and 1,000'± of frontage on US 33. Productive tillable land with quality Pewamo, Blount and Del Rey soils. Nearly level field for ease of farming operation. Nice size tract that presents a great investment opportunity.
- **Tract 2: 73± Acres** nearly all tillable. 1,175'± of frontage on US 33. Nice established entrance at the east end of this Tract. Consider combining with Tract 1 for 110± contiguous acres.



AUGLAIZE CO., GOSHEN TWP., SECTION 5 & 32

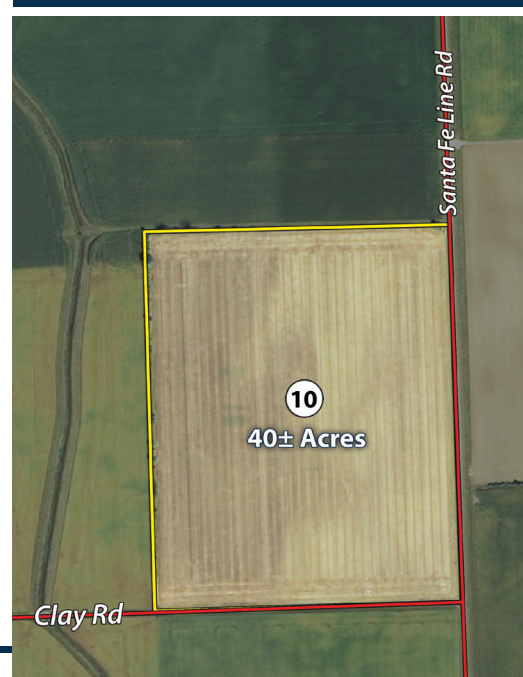
- **Tract 3: 83± Acres** with 80.2± FSA tillable acres. Quality Minster and Pewamo soils bordered on the south and part of the west by a county ditch. Excellent outlets for improved drainage. Very productive soils in an easy to farm Tract. 1,325'± of frontage on Middle Pike (150), and 2,625'± of frontage on Waynesfield Road (261).
- **Tract 4: 77± Acres** with 75.1 FSA tillable acres. Quality Minster and Pewamo soils bordered on the south and part of the north by county ditches. 1,400'± of frontage on Waynesfield Road.
- **Tract 5: 33± Acres** nearly all tillable. Quality Minster and Pewamo soils bordered on the north by a county ditch. 880'± of combined frontage on US 33.
- **Tract 6: 17± Acres** nearly all tillable. Consider combining with Tract 5 have frontage to Waynesfield Road or combine with Tract 7 for your potential mini-farm site.
- **Tract 7: 11± Acres** of mature woods. Beautiful Tract for recreation or your potential building site. Nice corner lot at the intersection of Waynesfield Rd. and US 33.
- **Tract 8: 45± Acres** nearly all tillable. Nice established entrance off of US 33. 1,500± frontage on US 33 and 1,300± on Waynesfield Rd. Great investment piece.
- **Tract 9: 20± Acres** nearly all tillable. Consider combining with Tract 8 or imagine your estate sized building tract here!

OWNER:
DOWNING FARMS

Auction Manager
Andy Walther: 765-969-0401
andy@schraderauction.com

800-451-2709

www.SchraderAuction.com



AUGLAIZE CO., CLAY TWP., SECTION 12

- **Tract 10: 40± Acres** nearly all tillable. This is a very productive tract with improved systematic drainage every 50'. Frontage on Santa Fe Line and Clay Rd. Great opportunity to add this to your farming operation or investment portfolio.

The Downing farm presents a great investment opportunity. Come examine all of the possibilities!