

Turkey Farms Thurman, Ohio

Lewis

- Turkey growing and processing facility
- 96± FSA Tillable Acres 2017 **Crop Rights to Buyer**
- Mix of flat tillable land &
- rolling pastures
- Abundant frontage on Thurman Rd. and OH SR 279
- (3) Turkey Barns with USDA **Approved Processing plant**
- Fenced pasture with improved pond & watering system
- Brick Ranch house, Morton
- Style machinery shed Livestock barns, Feedlot,
- grain bins, & MORE! MUST SEE!

legal descriptions.

All tract(s) sold As-Is.

ISTHDIA

vide a Preliminary Title Opinion for the rethe Seller's acceptance or rejection. EVIDENCE OF TITLE: The Seller will propurchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to bidder(s) will be required to enter into a

ACCEPTÁNCE OF BID PRICES: Successful

Taxes will be pro-rated to the day of clos-

REAL ESTATE TAXES / ASSESSMENTS:

at closing. Buyer to receive 2017 CROP

purchase price is due at closing, which will

DEED: Seller(s) shall provide a Corporate

policy in the amount of the purchase price.

ing, the Seller will provide a Title insurance

view of the prospective buyer(s). At clos-

POSSESSION: Possession will be deliver

take place on or before April 18th, 2017.

CLOSING: The balance of the real esta Warranty Deed at the time of closing.

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tion of tracts, or as a total 241± acre unit. fered in 7 individual tracts, any combina-**RUCTION TERMS & PROCEDURES**

ranged financing, if needed and are capa-ble of paying cash at closing. upon financing, so be sure you have arrate check. Your bidding is not conditional cashier's check, personal check or corpopayment may be made in the torm of cash, the balance in cash at closing. The down day of the auction with

determined by the Auctioneer. and combinations during the auction as There will be open bidding on all tracts PROCEDURES: The property will be of-

County Engineer, a new survey will be re-SURVEY: Per requirements of the Jackson and have been estimated based on current ACREAGE: All boundaries are approximate ing. The property is currently enrolled in the CAUV program.

OAK HILL, OH, Jackson Co. (Madison Twp.)

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person from bidding if there is any ques-

Agents reserve the right to preclude any

of the Auctioneer. The Sellers and Selling bidding are at the direction and discretion

Conduct of the auction and increments of

by the Sellers or the Auction Company.

accuracy, errors or omissions is assumed

all parties relying on it. No liability for its

in this brochure is subject to verification by

the property. The information contained

inquiries, and due diligence concerning

independent inspections, investigations,

responsible for conducting his or her own

tion company. Each potential bidder is

property is made by the seller or the auceitper express or implied, concerning the

basis, and no warranty or representation,

property is being sold on "AS IS, WHERE IS" outlined in the Purchase Agreement. The

are subject to the Terms and Conditions ini bantation contained in IA **:SaltuaR** this brochure and all related materials

DISCLAIMER AND ABSENCE OF WAR-

100% of the mineral rights owned by the

MINERAL RIGHTS: The sale shall include

erty is subject to any and all easements of

EASEMENTS & LEASES: Sale of the prop-

will be shared equally (50:50) between the

fer as a whole. The cost of the survey(s)

auction tracts or for the property to trans-

quired for transfer of any newly created

are exclusive agents of the seller. AGENCY: Schrader Real Estate and Auc-tion Company, Inc. and its representatives

Buyer(s) and Seller.

All decision of the Auctioneer is final. tion as the person's credentials, fitness, etc.

BLE FOR ACCIDENTS. СОМРАИУ ОВ ОМИЕВ ИОТ RESPONSI-ORAL STATEMENTS MADE. AUCTION ЯЗНТО ҮИА ЯО ЈАІЯЗТАМ ОЗТИІЯЯ OF THE SALE TAKE PRECEDENCE OVER

ONLINE BIDDING AVAILABLE

Juamdinba - md 71 10 am - Real Estate Wednesday, March 15

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СОВРОВАТЕ НЕАDQUARTERS

JEFFERSONVILLE, OH OFFICE:

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950 N. Liberty Dr., Columbia City, IN 46725

92751289153#,73100491UA,40210053DA

82154 HO , ellivnor effet Rd, Jeffersonville, OH 43128

Travis Kelley • 740-572-1525

1040-999-297 • 19411eW ybnA

92324 HO (IIiH AsO , bA nemruht 139 Auction held onsite at LEWIS' TURKEY FARM, · Livestock barns, Feedlot, grain bins, & MORE! MUST SEE! Brick Ranch house, Morton Style machinery shed renced pasture with improved pond & watering system • (3) Turkey Barns with USDA Approved Processing plant ets AD bus .bA nemrunt no egetnort trabanda • Mix of flat tillable land & rolling pastures • 96± F5A Tillable Acres - 2017 Crop Rights to Buyer Turkey growing and processing facility

> Thurman, Ohio Turkey Farms

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OAK HILL, OH Jackson Co. (Madison Twp.) 5 miles northwest of Rio Grande, Ohio

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acres

Offered in 7 Tracts

Wednesday, March 15 10 am - Real Estate 12 pm - Equipment

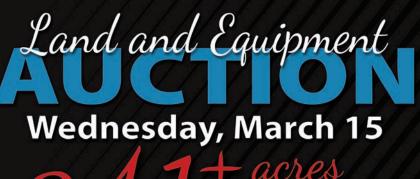
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Land and Equipment



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Ches SOUTHERN OHIO CORRECTIONAL INSTITUTE 335 104 348 Crabtree 728 Mulet Kanauga Lucas Furnace Scioto TREMPER Portsmouth Wheelershurg Eureka Lecta 373 522

PROPERTY LOCATION: From US 35, travel south of Jackson, Ohio 14 miles to OH SR 279. Then right. Continue on SR 279 ¾ mile to Thurman Rd. Turn right & travel ½ mile to the farm on both sides of the road. (Also frontage on SR 279). From the south, travel on US 35 5 miles north of RIO GRANDE, OH to OH SR 279. AUCTION SITE: Held onsite at LEWIS TURKEY FARM, 961 Thurman Rd., Oak Hill, OH 45656

10:00 am - Real Estate

TRACT DESCRIPTIONS: (All Acreages are Approximates)

JACKSON County, Madison Township, Sections 24 and 25

TRACT 1: 32.5± ACRES nearly all tillable. 1,450'± ft. of frontage on SR 279. Productive tillable land with Omulga & Stockly soils. Nearly level field for ease of farming operation. This is a nice size tract that presents a good investment opportunity.

ffered in 7 Tracts

TRACT 2: 16± ACRES nearly all tillable. 700'± ft. of frontage on Thurman Rd. Great potential building site or continue to farm this level highly productive tract.

TRACT 3: 19.5± ACRES with 19± FSA tillable acres. Quality Doles and Piopolis soils. Bordered on the south by an open ditch.

TRACT 4: 18± ACRES. Quality Doles and Piopolis soils. Bordered on east by an open ditch. This tract features a 2-story livestock barn with concrete floor and center u-trough feed bunk (feedlot), silo w/unloader, 5k bushel grain bin and a 9 ton and 14 ton Bulk bin. Municipal water available at the road.

TRACT 5: 16± ACRES nearly all tillable. Features Omulga and Stokly soils bordered on the east by an open ditch. 450'± ft. of frontage on Thurman Road.

TRACT 6: 23± ACRES with TURKEY OPERATION including house, buildings and barns. This is an unprecedented opportunity with the following improvements:

• 3,000± sf brick ranch house with full basement, electric forced air furnace, 3 BR, 1 bath and 2 ¹/₂ car attached garage. 200 amp service. Ready for your remodel.

• (3) Turkey Barns each w/14T Bulk Bins, Barn #1: 288'x64', updated electric and insulated roof and sides, Barn #2: 224'x64' w/concrete side walls, insulated roofs and sides and 5 lg. entry doors, Barn #3: 224'x64 w/concrete sides and 5 large entry doors. All barns have water electric and concrete access pads

SHOP/ Machinery Shed built in 1996, 224'x64'

• USDA Approved Poultry Processing plant (Major renovation in 1992). (2) walk-in coolers, 24' Avisertion Line, (Contact Agent for included equipment).

These buildings could easily be converted for multiple uses, or investigate the opportunity of continuing in the specialty poultry business.

Tract 7: 116± ACRES of improved fenced pasture. 700± ft. of frontage on Thurman Rd. This tract has a pond and (2) springs. Nice barn w/stalls and plenty of room for livestock, hay, and equipment storage. Electric and municipal water at the barn. Ready for your livestock OR examine the possibility of making this a potential building site w/room to grow.

The Lewis' Farm presents an outstanding opportunity for the crop farmer, cattleman, rural home buyer, or specialty farm enthusiast. Come examine all of the possibilities!



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Thurmond	6 23± Acres		M
Thurman Rd	5 16± Acres	3 9.5± cres	
	() 32.5±Aaras	SR279	

INSPECTION TIMES: Wednesday, February 22nd • 10 AM - 12 Noon Friday, March 3rd • 10 AM - 12 Noon Friday, March 10th • 10 AM - 12 Noon Neet a Schrader Representative at Tract 6 Or Call for a Private Showing!



Equipment TO SELL following the Real Estate at 12 NOON!

TRACTORS • SPRAYER • COMBINE

- 1982 JD 4440 Tractor, CAH, Quad Range Trans, 18.4-38 rears, snap-on duals, 2 remotes, S#-067352, ONLY 3,524 hrs
- **1986 MF 375 Tractor MFWD**, sold w/ MF 836 front-end loader, 2 remotes, 16.9-28 rears, "Syncro-12 Transmission", S# U30032w/ ONLY 2,162 hrs
- 1956 Ferguson # 35, restored, gas, 4,506 hrs, one owner **IH Farmall Cub** with cultivators, restored
- JD 600-A Hi-Cycle Sprayer, diesel • 1984 JD 6620 Combine, Turbo dsl., ONLY 3320 hrs, S#-
- X600637, clean unit JD 216 Grain Platform

DOZER • BACKHOE • GRAIN TRUCK • TRAILER

- JD 350C Dozer, 6-way blade
- IH 3082 Backhoe Attachment, 3pt.
- 1978 GMC CE 2-Ton Truck with Dump Bed, grain sides
- 1994 Corn Pro 24 ft Flatbed Trailer, new brakes and wiring March 2016, fold-down ramps, dovetail
- 2001 Honda Forman Four-wheeler

Bobcat hydraulic Post Hole Auger attachment, 6" & 12" augers

- **HAY EQUIPMENT JD ROTORY MOWER**
- JOHN DEERE CX 15 Batwing Mower, 15', heavy duty, nice
- John Deere 338 Square Baler, string-tie, nice
- New Holland 258 Rolla-bar Rake w/front dolly wheel
- KUHN GF 5202 THA, 4 basket tedder, nice
- KUHN SR110 Speed Rake, nice
- New Holland Stackliner 1033, square bale stacker • Bale Handler Hay Grapple
- 2 flat-rack Hay Wagons, heavy gears
- 25' Hay Elevator w/electric motor

JD DRILL • TILLAGE

- · JOHN DEERE 750 No-till drill, 15', Grass seeder attachment, Yetter markers, front dolly, nice, S#001478 Brillion 15' Culti-Mulcher
- Dunham Lehr #35, 10-shank Chisel Plow
- · JD 2600 Plow, 4 bottom
- International Disk 14'

LIVESTOCK EQUIPMENT • GRAIN-O-VATOR

 Schular 175B Silage Wagon
Grain-O-Vator with hydraulic auger • Priefert Cattle squeeze chute w/head gate and palpation cage • (4) Round Bale Rings • (20) Concrete Feed Bunks 8ft x 3 ft • (3) Wood Mineral Feeders

TOBACCO EQUIPMENT • MISCELLANEOUS

- Granville "Bacca-Baler", Large BaleTobacco Baler with scales
- 2 Row Tobacco Setter (200) + Tobacco Sticks (6) Tobacco Rail Wagons • Various small tools, air tools, generators, hay forks, attachments and much more!

USDA APPROVED PROCESSING EQUIPMENT

- Hollymatic 50lb. Proportioner Stuffer Butcher Boy 200lb. Meat mixer
- Tipper Tie Clipper (air) More!

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OWNER:



Auction Managers: Andy Walther • 765-969-0401 & Travis Kelley • 740-572-1525 Email: andy@schraderauction.com or travis@schraderauction.com

1980 JD 4240, Quad Range, 430/80R/38 rears, 2 remotes, S#018923, ONLY 2,360 hrs



John Deere MoCo 920 mower conditioner, needs turtles/blades replaced, 9' cut





Multi-Vac single chamber vacuum packer • F. Dick Clipper (manual)



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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.