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ONLINE BIDDING AVAILABLE



**SCHRADER**  
Real Estate and Auction Company, Inc.

Held at The Gathering Place at 501 Nation Ave. Eaton, Ohio

**WEDNESDAY, JUNE 14**  
**11 AM**

- UNBELIEVABLE Natural Beauty!
- (3) Potential Country Building sites
- 216± TILLABLE ACRES (139.2± CRP and 76.72± in crop production)
- Mature woodland with 3 ponds throughout
- Hunting and Recreational land (Abundant Whitetail deer and turkey)
- Improved Pheasant and Quail Habitats
- Great Location! Only 5 miles to I-70 Interchange
- 1800's Brick Federal Home w/outbuildings

Offered in 6 Tracts

**429±**  
**acres**

**Major Ohio Land Auction**  
Eaton, Ohio • Preble County

# Major Ohio Land Auction

Eaton, Ohio • Preble County  
(Washington & Twin Townships)  
2 miles east of EATON, OHIO

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**ACTION TERMS & CONDITIONS:**  
PROCEEDURES: The property will be offered in 6 individual tracts, any combination of tracts, or as a total 429± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer and subject to Swing Tract Limitations.  
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 the insurance, the entire cost of the Buyer'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".  
CLOSING: Seller(s) shall provide a Warranty Deed(s).  
DEEDS: Seller(s) shall provide a Warranty Deed(s).  
POSSESSION: Possession will be delivered at closing subject to Tenant's crop rights to the 2017 crop.  
REAL ESTATE TAXES / ASSESSMENTS: Taxes will be prorated to the day of 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. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50/50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for title transfer.  
BASEMENTS & LEASES: Sale of the property is subject to any and all easements of record.  
USDA CONSERVATION RESERVE PROGRAM: Buyer(s) must assume any and all CRP contract currently in place. See Agent for expiration dates and specifics per tract.  
PERPETUAL CONSERVATION EASEMENT: Tracts 1, 2, 3, and 6 are subject to conservation easement and usage regulations. The regulations are deed restrictions and are

forever binding to the property. See agent for detailed information and copies of the restrictions.  
MINERAL RIGHTS: The sale shall include 100% of the mineral rights owned by the Seller.  
AGENTS: 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 seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller 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 ACCIDENT.

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Eaton, Ohio • Preble County

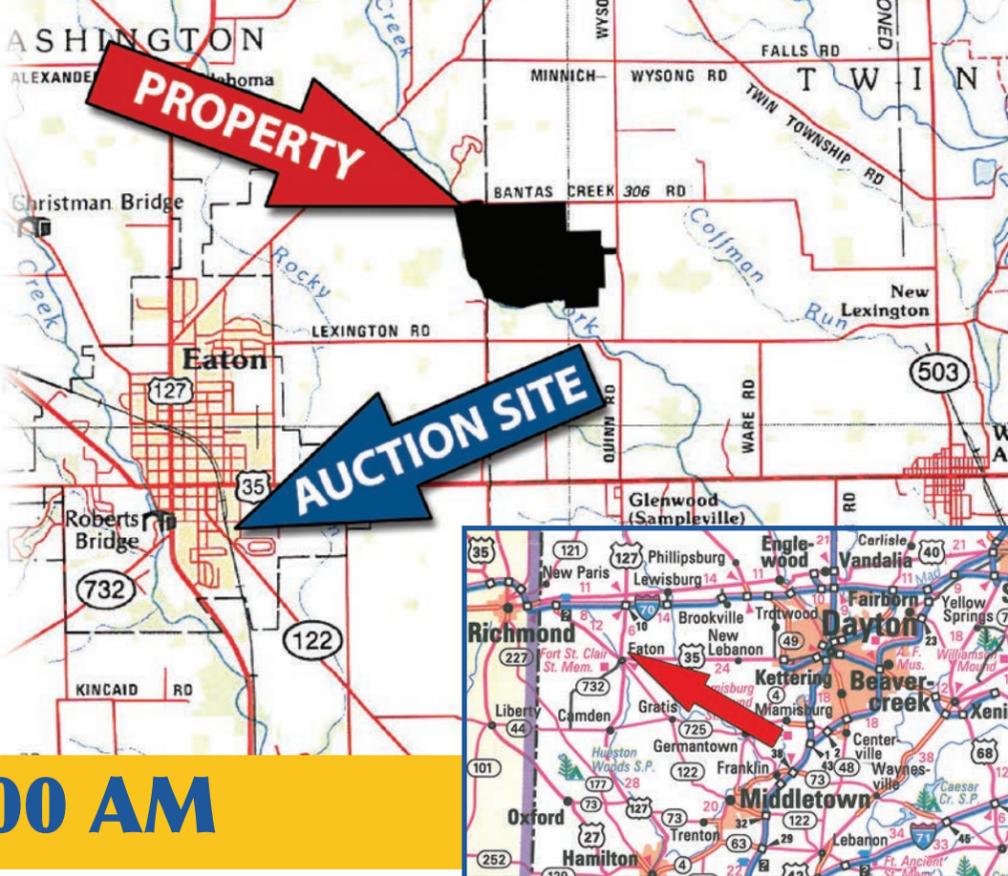
# Major Ohio Land

# 429<sup>±</sup> acres

Offered in 6 Tracts

# AUCTION

## Wednesday, June 14 • 11:00 AM



**PROPERTY LOCATION:** 2610 Bantas Creek Rd. Eaton, OH 45320.  
 From I-70 take Exit 10 (US 127) south 4 miles to the north side of Eaton to Five Points Road. Turn left on Five Points and travel northeast 1.5 miles to Bantas Creek Rd. Turn Right 1 mile to the farm on the south side of the Road. The farm has frontage on Bantas Creek and Wysong Roads.

- 15 miles to DAYTON, OH • 15 miles to RICHMOND, IN
- 30 miles to CINCINNATI, OH • 70 miles to INDIANAPOLIS, IN
- 2 miles east of EATON, OH

**AUCTION SITE:** The Gathering Place at 501 Nation Ave. Eaton, Ohio.  
 From the Intersection of US 127 and US 35, travel east on US 35 ¾ mile to Nation Ave. Turn left (right) and travel 6 blocks to the site.

*The WOODHULL farm presents a great opportunity for the Investor, Farmer, Hunter, and Rural home builder. This is a must see property. Come examine the possibilities it has to offer!*

**PROPERTY HISTORY:** Locally known as the Woodhull Farm, this 429± acres has been meticulously maintained and managed for years. Using the best conservation practices, the farm has been molded into an attractive ecosystem that combines cropland, wildlife habitats and food plots. Extensive work has been done with conservation groups, Pheasants Unlimited, and the local DNR to maximize the potential of this property. The Woodhulls have enjoyed and cherished this farm for over 50 years. Come examine ALL that this property has to offer!

**TRACT DESCRIPTIONS:** (All Acreages are Approximates)  
 PREBLE County, Washington & Twin Townships

**Tract 1: 58± Acres** with a great mix of mature trees and grassland. Featuring abundant wildlife, improved trails, managed food plots and Bantas Creek winding through the west side of the property. Nice frontage on Bantas Creek Road. This tract is sold subject to a conservation easement held by Five Rivers Metro Parks. Approved for potential building site (see agent). Located in Washington Township (Eaton Schools).

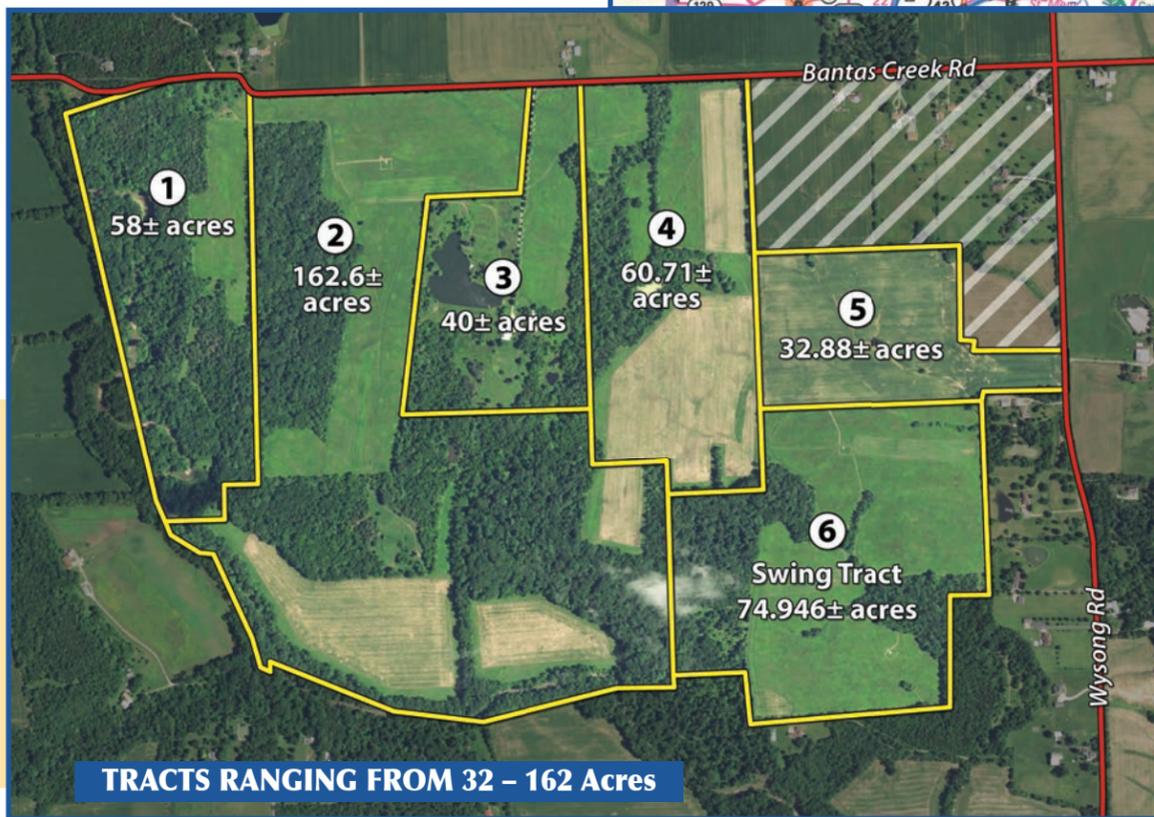
**Tract 2: 162.2± Acres** of natural beauty. Nice mix of CRP improved grassland, woodland, and productive cropland. Tremendous wildlife habitat, improved trails in a private setting. Nice combination of hunting and income producing land. This tract is sold subject to a conservation easement held by Five Rivers Metro Parks.

**Tract 3: 40± Acres** with a 2-story Federal-era brick farmhouse. Features an attractive 4 acre pond, open CRP grasslands and a nice mix of mature trees. (3) rustic, well-maintained barns are included on this tract. Great country home, weekend get-away or make it the headquarters for your own nature preserve. Rare opportunity! This tract is sold subject to a conservation easement held by Five Rivers Metro Parks. Serviced by Twin Valley Schools.

**Tract 4: 60.71± Acres** with 24± FSA tillable acres and 15.5± CRP acres. Mix of Miami and Celina soils. Nice frontage on Bantas Creek Rd. This is another great combination tract with wildlife, income producing farmland, a ¾ acre pond and mature trees. Build your dream home here. Very private, yet close to home. No conservation easements on Tract 4. Serviced by Twin Valley Schools.

**Tract 5: 32.88± Acres** nearly all tillable. Mix of Miami and Celina soils. Frontage on Wysong Rd. Nice stand alone investment tract or examine the possibility of building your home here. No conservation easements on Tract 5. Serviced by Twin Valley Schools.

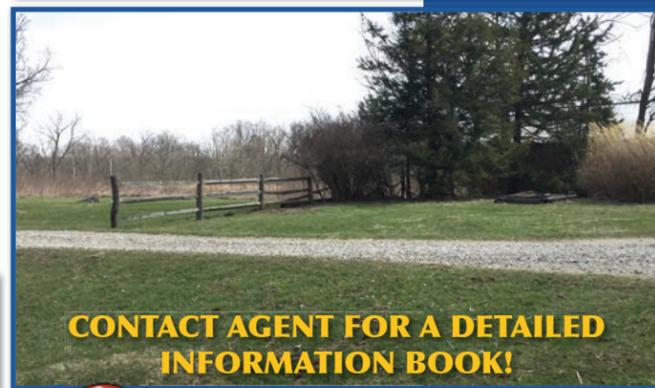
**Tract 6: 74.946± Acres "Swing Tract"**. This tract must be purchased by an adjoining landowner or in combination with an auction tract giving it road frontage. Offers abundant wildlife and natural beauty with income producing CRP land. This tract is sold subject to a conservation easement held by Five Rivers Metro Parks.



TRACTS RANGING FROM 32 – 162 Acres

### INSPECTION TIMES:

- Thursday, May 18th • 10AM – 12 Noon
  - Thursday, June 1st • 10AM – 12 Noon
  - Thursday, June 8th • 10AM – 12 Noon
- Meet a Schrader Representative on Tract 3



CONTACT AGENT FOR A DETAILED INFORMATION BOOK!



### 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 Kevin Jordan at Schrader Auction Co. - 800-451-2709.

**OWNER:** Rubicon Realty Company (Woodhull Family)

**For Information Call:** Auction Manager: Andy Walther  
 765-969-0401 • Email: [andy@schraderauction.com](mailto:andy@schraderauction.com)

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