

Auction Terms & Procedures

PROCEDURES: The property will be offered in 4 individual tracts, any combination of tracts, or as a total 105+/- 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 Warranty Deed.

CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before **July 11th, 2017**.

POSSESSION: Possession will be delivered at closing subject to Tenant's crop rights to the 2017 crop.

REAL ESTATE TAXES / ASSESSMENTS: Taxes to be pro-rated 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.

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.



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JUNE 2017						
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11	12	13	14	15	16	17
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25	26	27	28	29	30	

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REAL ESTATE & LAND • HAMILTON, OHIO

AUCTION

WEDNESDAY, JUNE 7, 6PM

Butler County • Ross Township
WEDNESDAY, JUNE 7, 6PM

REAL ESTATE & LAND • HAMILTON, OHIO

AUCTION

3 Potential Country Building Sites • Country Home with Outbuildings • 32.1±
Tillable Acres • Mix of Timber and Cropland • Only 5 miles to I-275 Interchange



105[±]
4 tracts
ACRES



SCHRADER
Real Estate and Auction Company, Inc.

AUCTION

WEDNESDAY, JUNE 7, 6PM

105[±] ACRES in 4 TRACTS

- (3) Potential Country Building sites • Country Home w/out-buildings • 32.1[±] Tillable Acres
- Mix of timber and cropland
- Great Location! Only 5 miles to I-275 Interchange
- Hunting and Recreational land (Abundant Whitetail deer and turkey)
- Located in Ross Township (Ross Schools)

PROPERTY LOCATION: 3686 Cincinnati Brookville Road (OH SR 126), Hamilton, OHIO. From I-275 take US 27 north 5 miles to Hamilton Cleves Road (OH SR 128). Travel south 1 mile to Cincinnati Brookville Rd. (SR 126). Then right 1.5 miles to the property. Property is: • **10 miles to Cincinnati, OH • 10 miles to Brookville, IN • 6 miles southwest of Hamilton, OH.**

AUCTION LOCATION: Walt Westrich Community Center: 6463 Okeana Drewersburg Road, Okeana, Ohio. Located just south of the intersection of OH SR 126 and Okeana Drewersburg Rd.

THE WALTHER FARM

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!

Tract Descriptions (all acreages are approximates)

Tract 1: 72[±] Acres with a mix of mature trees and open cropland. Featuring abundant wildlife and elevated views. Investigate the potential of an estate sized building site or development potential here. Municipal water at the road. Ross Schools.

Tract 2: 6[±] Acres with a 2-story country home and rustic farmstead. Nice setting in a convenient location. Consider buying this in

combination with Tract 1 or 3 to create the mini-farm of your liking.

Tract 3: 19[±] Acres with frontage on Cincinnati Brookville Road and Christian Road. This tract features great panoramic views and could be a potential building site. Mix of woods and cropland.

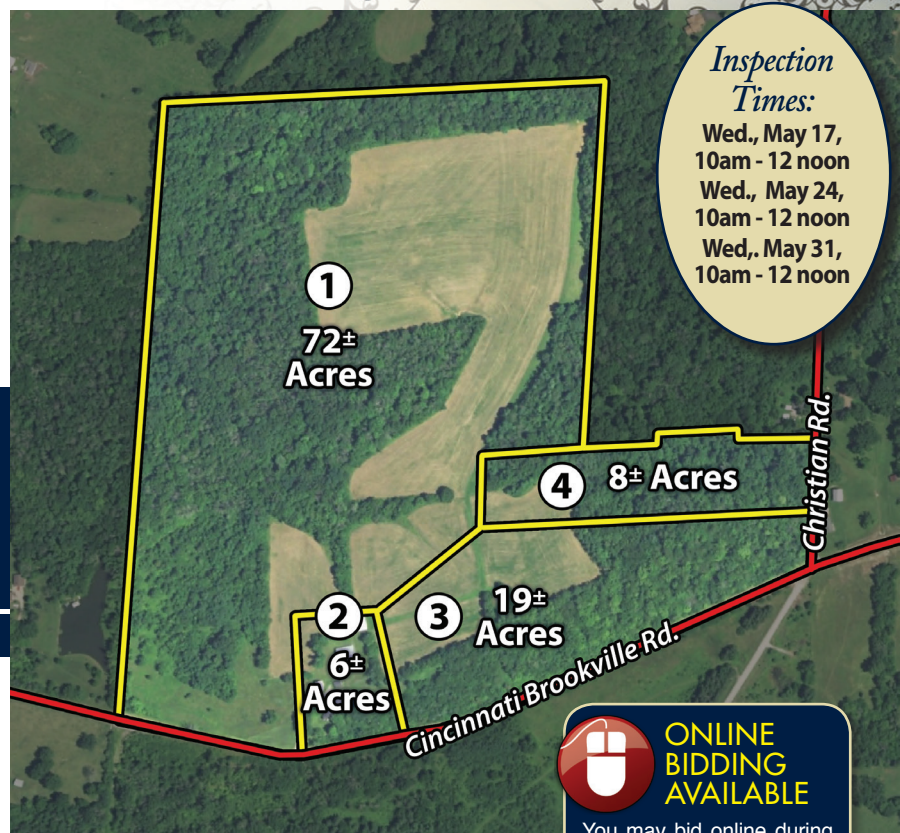
Tract 4: 8[±] Acres with frontage on Christian Rd. This

tract features 6[±] acres of mature woods with 2[±] acres of open land in the back for your wildlife food plots or potential building site. Consider buying in combination with Tract 3 for 27[±] total acres.

Butler Co. Probate #PE 14-01-0032

Owner: Clayton Walther, Jr. Estate. John C. Walther, Executor

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



Inspection Times:

Wed., May 17,
10am - 12 noon
Wed., May 24,
10am - 12 noon
Wed., May 31,
10am - 12 noon



**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 at 800-451-2709.



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