

AUCTION TERMS & CONDITIONS:

PROCEDURES: The property will be offered in 4 individual tracts, any combination of tracts, or as a total 90± 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 Attorneys Opinion of Title for the review of the prospective buyer(s). If Buyer(s) elect to have title insurance, the entire cost of the owner'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".

DEED: Seller(s) shall provide a Warranty Deed(s).

CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before April 17th, 2018.

POSSESSION: Possession will be delivered at closing on all cropland. Possession of the house is subject to a residential lease through July 15, 2018. Buyer receives all 2018 Crop Rights!

REAL ESTATE TAXES / ASSESSMENTS: Taxes will be prorated to the date 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. If a survey is needed, Buyer(s) and Seller will share survey expense 50:50.

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 the person's credentials, fitness, etc. All decisions of the Auctioneer are 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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MARCH 2018						
SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
				8	9	10
4	5	6	7	15	16	17
11	12	13	14	22	23	24
18	19	20	21	28	29	30
25	26	27				31



90± acres

4 Tracts

LAND

**Transitional/
Development**

AUCTION

THURSDAY, MARCH 15 • 6PM

Wapakoneta, OH • Auglaize Co (Pusheta Twp.)

Located in City Limits



*Great Investment
Potential!
Attention 1031
Exchange Buyers!*



- Excellent Visibility along US 33
- Located near the I-75 and US 33 interchange
- Within the "WhyWapakoneta" Industrial Park target area
- Prime Development Sites – Zoned M-1
- Frontage on CR 25A and Progress Drive
- Farmstead with house and barns
- 82.67± FSA Cropland Acres • 2018 Crop Rights to Buyer

WAPAKONETA, OHIO • AUGLAIZE Co. (Pusheta Twp.) • Located in the City Limits

LAND AUCTION

*Transitional/
Development*

Thursday, March 15th at 6 pm

90 ± acres

This is a GREAT Opportunity to own land with unlimited POTENTIAL development value. Bid on the Tract or combination of Tracts that best fit your needs. Come examine all of the possibilities!

TRACTS RANGING FROM 5 TO 32 ACRES

TRACT DESCRIPTIONS: (All Acreages are Approximates) AUGLAIZE County, PUSHETA Township, Sections 4 & 5

TRACT 1: 23± ACRES nearly all tillable less farmstead site. Excellent location in the "WhyWapakonta" Industrial Park. Take advantage of this investment opportunity. Abundant frontage on CR 25A and only 1 mile from the I-75 and US 33 interchange. The property has a 3 BR, 1 BA vinyl sided home w/newer roof, and new well pump. Features a 2 car detached garage and older wood framed barn. Subject to residential lease through July 15, 2018.

ATTENTION ALL INVESTORS AND DEVELOPERS!

TRACT 2: 5± ACRES nearly all tillable. Frontage on CR 25 A. All utilities at the road. Great location for potential growth. Make this the site of your business. Zoned M-1.

TRACT 3: 30± ACRES nearly all tillable. Great US 33 visibility with frontage on Progress Drive (Nuss Rd.) immediately adjacent to the new Golden Fresh Farms™ greenhouse. Great location and opportunity here. Zoned M-1.

TRACT 4: 32± ACRES WITH 25± TILLABLE acres and the balance in mature woods. US 33 visibility with frontage on Progress Drive immediately adjacent to the new Golden Fresh Farms™ greenhouse. Consider combining with Tracts 1 and 3 to control 85± acres of prime development land. Zoned M-1.

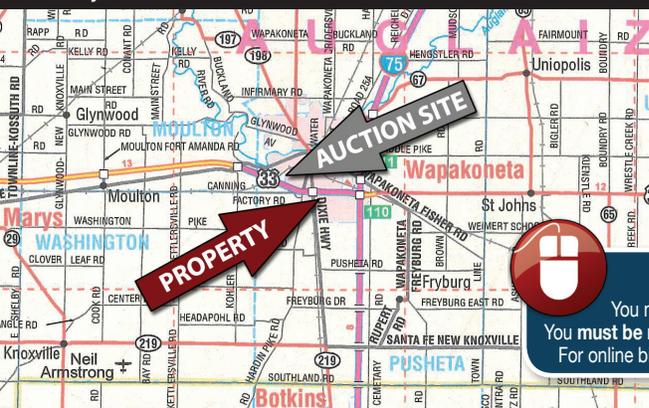
PROPERTY LOCATION: 13874 CR 25A, Wapakoneta, OH 45895. From I-75 take Exit 110 (US 33) west 3/4 miles to first exit (CR 25A). Turn left (south) on CR 25A and travel 1/2 mile to the property on your left. There is additional frontage on Progress Drive (Nuss Rd.) at the east end of the property.

AUCTION SITE: 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.



OWNER: Jeta Farms LLC
For Information Call Auction Manager: Andy Walther, 765-969-0401
andy@schraderauction.com

INSPECTION TIMES: 10-11 am
Friday, February 23 & Friday, March 9
Meet Agent at Tract 1



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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