

TUESDAY, AUGUST 7th • 10 AM

Defiance County
Mark Center, Ohio

160± Acres

Offered in 5 Tracts

Excellent
Opportunity!!

Ohio Dairy Dispersal
AUCTION
Visser's Dairy, LLC

Owners will entertain non-contingent offers on the dairy, cattle and equipment as a total package until Friday, July 20th.

- Double-28 Parlor w/ 1,424 free stalls
- 1,550± Head of Holstein Cows (herd average 85 lb per day)
- 28-35 Head per Lot, (subject to lactating cycles & culling)
- Beautiful 2,600 sq ft Home
- Tillable Acreage
- Farm Equipment
- Woods

 Online Bidding Available

SCHRADER
Real Estate and Auction Company, Inc.

800-451-2709 | SchraderAuction.com



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SCHRADER
Real Estate and Auction Company, Inc.

950 N. Liberty Dr., Columbia City, IN 46725
AC63001504, OH #63198513759

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SUN	MON	TUE	WED	THU	FRI	SAT
26	5	6	7	8	9	10
19	12	13	14	15	16	17
27	20	21	22	23	24	25
28	29	30	31			

AUGUST 2018

800-451-2709
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Ohio Dairy Dispersal AUCTION

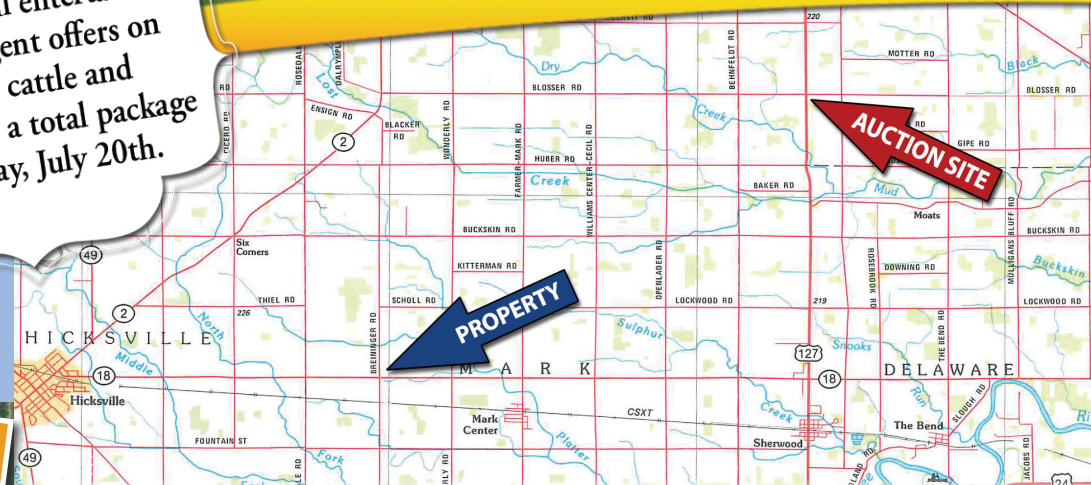
Vissers Dairy, LLC

Defiance County • Mark Center, Ohio

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AUCTION LOCATION: Fairview Elementary School, 6289 US Hwy 127, Sherwood, OH.
 From the intersection of US Hwy 127 and CR 18 in Sherwood, Ohio (10 mi. west of Defiance) travel north on US Hwy 127 4 miles to Blosser Road. Turn right on Blosser Road and the Elementary School entrance is on your right.
PROPERTY DIRECTIONS: 09511 Breininger Road, Mark Center, OH 43536. From Hicksville, Ohio, take OH-18 E/ Defiance Ave, 4.6 miles, then turn left onto Breininger Rd. Property will be on the right.



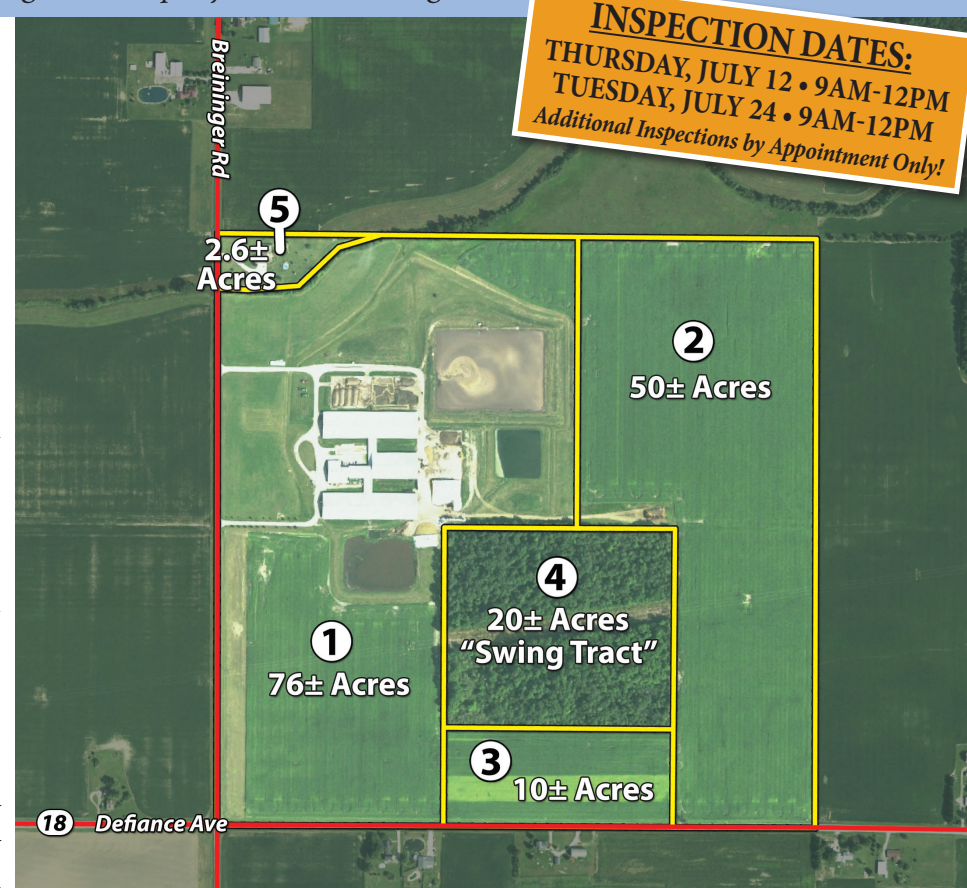
TERMS & CONDITIONS:
BUYER'S PREMIUM: A 3% Buyer's Premium will be added to the final bid price and included in the contract purchase price (land, cattle & equipment).
DOWN PAYMENT: 10% down payment on the day of auction. The down payment may be made in the form of cashier's check, personal check, or 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: All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection.
DEED: The property will be conveyed by warranty deed, free and clear of liens but otherwise subject to all roads, easements, matters of record and other permitted exceptions described in the purchase contract.
EVIDENCE OF TITLE: Preliminary title evidence will be available for review prior to the auction. Prior to closing, Seller will furnish an updated certificate of title or title insurance commitment. If Buyer elects to purchase title insurance, the cost of any title insurance shall be at Buyer's sole expense.
CLOSING: The targeted closing date will be approximately 30 days after the auction. The balance of the purchase price is due at closing. Costs for an administered closing shall be shared 50:50 between Buyer(s) and Seller. All lender costs shall be paid by the Buyer(s).
POSSESSION: Possession shall be at closing.
REAL ESTATE TAXES: Seller shall pay all 2017 real estate taxes. Buyer shall assume any taxes thereafter.
ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on property tax information and/or aerial mapping.
SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction or where Seller otherwise determines a survey is appropriate. Any need for a new survey shall be determined solely by the Seller. Buyer and Seller will each pay half of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. If Seller determines a survey is needed, combined purchases will receive a perimeter survey only. Final sales price shall be adjusted to reflect any difference between advertised acres and surveyed acres.
PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries, and due diligence concerning the property. An inspection date has been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.
EASEMENTS: Subject to any and all existing easements.
AGENCY: Schrader Real Estate & 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 an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. 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 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.**
PERSONAL PROPERTY TERMS & CONDITIONS: Cash or Check with ID, MasterCard & Visa also accepted, with a 4% Credit Card Fee. Not responsible for accidents.

160[±] Acres
 Offered in 5 Tracts

TRACT DESCRIPTIONS:
TRACT 1: 76± ACRES, 34± acres tillable. Double-28 parallel parlor, 1,424 free stalls. Currently permitted for 1,600 cows. Sand land recovery for bedding. 2 manure ponds with total capacity of 19.8mm gallons. 200 ton scale 70' long. 350 HP 240 Kw Diesel gen.
TRACT 2: 50± ACRES, 48± acres tillable with frontage on Defiance Ave.
TRACT 3: 10± ACRES, 9± acres tillable with frontage on Defiance Ave.
TRACT 4: 20± ACRES "SWING TRACT", with a nice mix of timber.
TRACT 5: 2.6± ACRES with a beautiful 2,600 sq. ft. home, built in 2006, including a 2 car garage. There are 4 Bedrooms, 2½ baths, a partially finished Daylight basement. All appliances stay with house. Brick Fireplace w/ gas starter. Pella windows, sun room and wood laminate floors.

SELLERS: Vissers Dairy, LLC

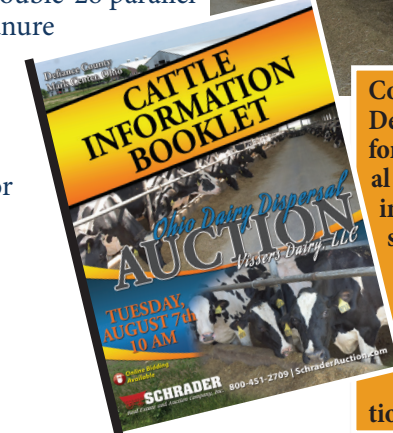
TRACT 5



INSPECTION DATES:
 THURSDAY, JULY 12 • 9AM-12PM
 TUESDAY, JULY 24 • 9AM-12PM
 Additional Inspections by Appointment Only!

Cattle & Farm Equipment will be sold at Auction Location, Fairview Elementary School, via a video screen.

This offering provides a rare investment opportunity including an operating dairy with permitted 1,600 head capacity. There are approximately 1,424 free-stalls. Also, newly renovated in 2006 Double-28 parallel parlor. Sand reclaiming manure management system. Herd includes 1,550± excellent producing cows (average approx. 85 pounds/day). Dairy herd will be tested for TB and have a RFI tag for transport by Auction date.



Contact Auction Company for Detailed Information Booklets for the property with additional Due-Diligence Materials, including information such as: soil maps, water information, tax information, surveys, FSA information, and site development plans. Cattle Information booklets with detailed Cow information available on request.



• 2001 Case 721C Payloader, 20.5R25 Titan tires, ride control, 10,146 hrs • 2015 Cat 232D skid steer, 6,455 hrs. • 2014 Peecon Feed mixer, 36 cu. meter, tandem axle, dual wheels, walking tandems, 5-door discharge • 2013 Challenger MT555D, MFWD, 380/85R34 fronts, 480/80R46 rears, rear weights, 4 remotes, cab suspension, DEF, quick hitch, 1000 & 540 pto, buddy seat, front fender, 12,850 hrs • TMR Supreme 900T Cutter/Mixer/Feeder, scales, unload either side • 2006 John Deere 8100, 2wd, power shift, 4 remotes, 16.5L-16 fronts, 18.4-R46 rears, rear weights, 10,998 hrs • 48" pallet forks • Rubber tire manure scraper, skid steer attach • Easy Rake PL16, silage/forage rake • Free stall sand rake
 For more photos visit our website!



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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.