

LAND AUCTION

Williams County, OH

Monday, October 22 • 6:00pm
At the Northwest Community Building • Edon, OH

Follow us on:
YouTube

Get our iOS App



89.5±
ACRES IN 3 TRACTS

OCTOBER 2018						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

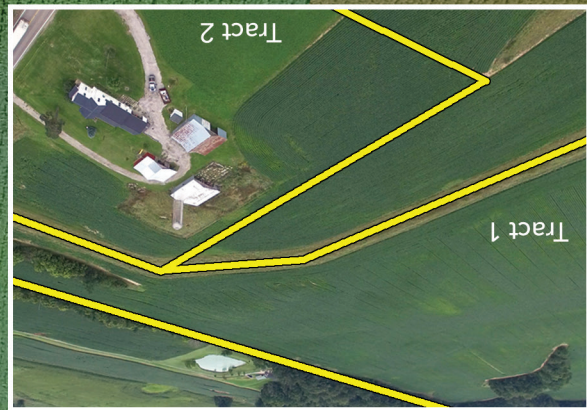
Auction Manager:
Rex Schrader II

63198513759, 2012000041

SCHRADER
Real Estate and Auction Company, Inc.

Corporate Headquarters:

950 N Liberty Drive, Columbia City, IN 46725
800-451-2709 • www.SchraderAuction.com



ACRES IN 3 TRACTS

89.5±

Williams County, OH

LAND AUCTION

Monday, October 22 • 6:00pm
Open House Dates: Thursday, September 27 • 4-6pm | Saturday, October 13 • 1-3pm | Meet a Schrader Rep at the property.

- 73± Acres of Productive Tillable Land
- 4 Bedroom Home
- Easily Accessible from Ohio Turnpike

SCHRADER
Real Estate and Auction Company, Inc.

800-451-2709 • www.SchraderAuction.com

LAND AUCTION

Williams County, OH

89.5±

ACRES IN 3 TRACTS

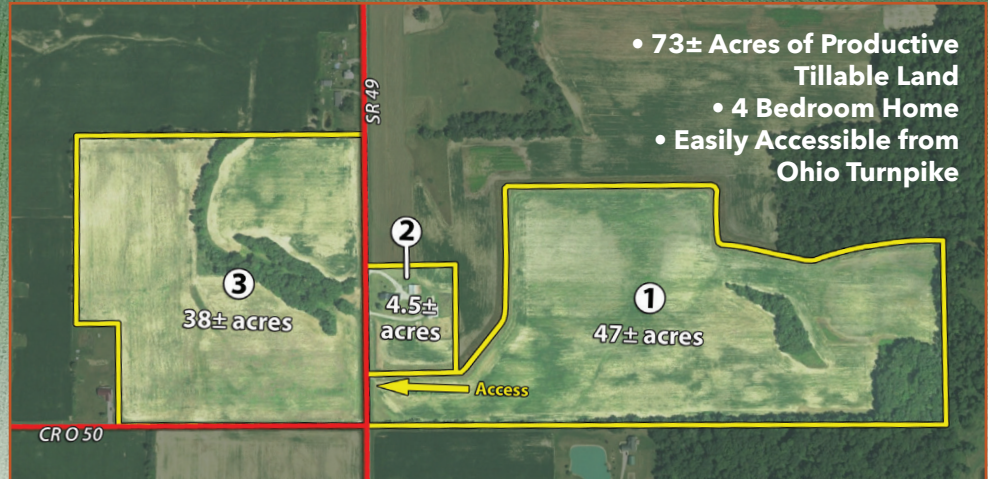
Monday, October 22 • 6:00pm

At the Northwest Community Building • Edon, OH



AUCTION LOCATION: Northwest Community Building • 16473 St Rt 49, Edon, OH • Just 3/4 mile north of the property

PROPERTY LOCATION: From the intersection of State Route 49 and Highway 20, just 3 miles east of the Indiana/Ohio state line, travel north on St Rt 49 approximately 3/4 mile to the property.



- 73± Acres of Productive Tillable Land
- 4 Bedroom Home
- Easily Accessible from Ohio Turnpike



Tract 1



Tract 3

OPEN HOUSE DATES: THURSDAY, SEPTEMBER 27 • 4-6PM | SATURDAY, OCTOBER 13 • 1-3PM | MEET A SCHRADER REP AT THE PROPERTY.

TRACT DESCRIPTIONS:

TRACT 1 - 47± ACRES with approximately 39 acres tillable and the balance in woods. Primarily Glynwood and Bono soils.

TRACT 2 - 4.5± ACRES 4 bedroom, 2 bath home with geothermal. Attached 2-car garage and several outbuildings. Imagine the possibilities! Address: 15938 State Route 49, Edon, OH 43518.

TRACT 3 - 38± ACRES with approximately 33 acres tillable and the balance in woods. Primarily Glynwood soils.



Tracts 1 & 2

OWNERS: Sharon Wolf-Kissinger & Robert Kissinger II
AUCTION MANAGER: Rex Schrader II

800-451-2709 • WWW.SCHRADERAUCTION.COM

SCHRADER
Real Estate and Auction Company, Inc.

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in three (3) individual tracts, any combination of tracts and as one entire unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneers. Bids on tracts, tract combinations, and entire tract may compete. **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:** The final bid price is subject to the Seller's acceptance or rejection. The successful bidder will be required to sign a Purchase Agreement at the auction site immediately following the close of the auction. **DEED:** Seller shall provide a Warranty Deed sufficient to convey insurable title to the real estate. Real estate is sold subject to all rights of way, legal highways, leases, easements of public record, and all other matters of public record. **EVIDENCE OF TITLE:** Seller shall provide a preliminary

title insurance commitment for review prior to auction. It shall be the buyer's option to purchase Title Insurance if desired. The cost of the Owner's Title Insurance will be the responsibility of the Buyer(s). **CLOSING:** The balance of the purchase price is due at closing, which will take place 30 days after auction day, or as soon thereafter as applicable closing documents are completed by the Seller. Costs for an administered closing shall be shared 50:50 between Buyer and Seller. All lender costs shall be paid by the Buyer. **POSSESSION:** Possession of the land is at closing, subject to the harvest of the growing crop. **REAL ESTATE TAXES:** Buyer shall assume the fall 2018 taxes due in 2019 and any taxes thereafter. Buyer shall pay all other assessments including drainage assessments, if any, that are last payable without a penalty after the date of closing. **ACREAGE:** All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on county tax parcel data, county GIS and/or aerial mapping. **SURVEY:** It is expected that the property will be conveyed using existing legal description(s). A new perimeter survey of the auction

property will not be provided unless a new perimeter survey is required in order to record the conveyance or unless otherwise deemed necessary or appropriate in Seller's sole discretion. If a new perimeter survey of the property is provided, the survey costs shall be shared equally (50:50) between Buyer and Seller and the purchase price shall be adjusted proportionately to reflect the difference, if any, between the 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. **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.**