

# Preble County, Ohio Land Auction

# 49±

*Acres in 1 Tract*



*Tuesday, November 20 • 11am*

Inspection Date: Wednesday, November 7 • 3-4PM

## NOVEMBER 2018

| Sun | Mon | Tue | Wed | Thu | Fri | Sat |
|-----|-----|-----|-----|-----|-----|-----|
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| 4   | 5   | 6   | 7   | 8   | 9   | 10  |
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| 18  | 19  | 20  | 21  | 22  | 23  | 24  |
| 25  | 26  | 27  | 28  | 29  | 30  |     |

### Auction Manager:

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# Preble County, Ohio Land Auction

5 Miles Northwest of Eaton, OH • 3 Miles East of Richmond, IN

*Tuesday, November 20 • 11am*

- 47± FSA Tillable Acres
- Quality Soils in Top Agricultural Area
- Great Location! Only 2 miles to US 40 & I-70 Interchange at the IN/OH State Line
- 2-Story Country Home

# 49±

*Acres in 1 Tract*



ONLINE BIDDING AVAILABLE



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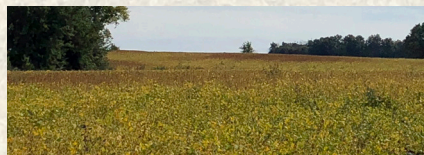
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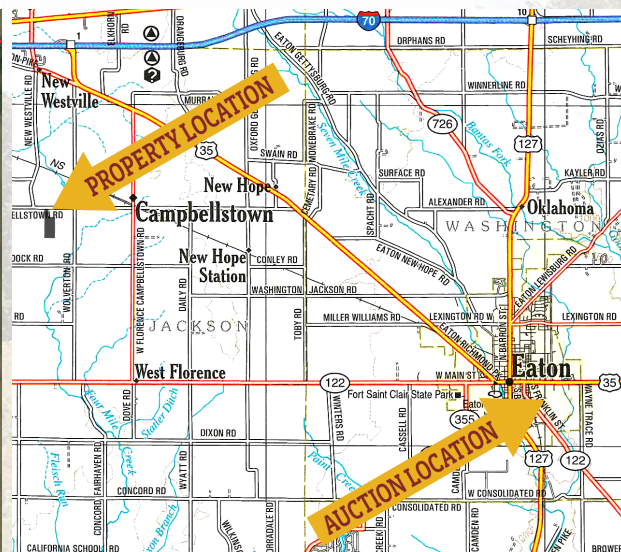
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49± ACRES

*Great opportunity for the Investor or Farmer. Come examine the possibilities this farm has to offer!*



Inspection: Wed, Nov. 7 • 3-4PM



• 20 miles to DAYTON, OH • 3 miles to RICHMOND, IN • 40 miles to CINCINNATI, OH • 70 miles to INDIANAPOLIS, IN • 5 miles to of EATON, OH

**Property Location:** 8392 Crawfordsville Campbelltown Road, Eaton, OH 45320. From Eaton, OH, travel north on US 35 5 miles to Crawfordsville Campbelltown Road. Turn west (left) & travel 2 miles to the farm. From I-70, take Exit 1 (US 35 East) toward Eaton, immediately off exit ramp turn right onto Eaton Pike & then immediately south on Wolverton Road. At the first crossroads (Crawfordsville Campbelltown Rd) turn right ¼ mile to the farm.

**Auction Site:** The Gathering Place at 501 Nation Ave. Eaton, Ohio • From the Intersection of US 127 & US 35, travel east on US 35 ¾ mile to Nation Ave. Turn south (right) & travel 6 blocks to the auction site.

**Property Description:** Preble Co, Jackson Twp (Section 20) • Located at 8392 Crawfordsville Campbelltown Road, Eaton, OH 45320 • 49± Acres with 47± tillable acres. Features quality Kokomo, Crosby & Celina soils. The land is farmed as one field & has 1.5± acres of woods near the far southwest boundary. The farm is improved by a 2-story 1,552 sf, 3 Bedroom home with 1 bath. Come examine all the possibilities this property has to offer. Consists of two Preble County Tax Parcels: F21812020000002000 & F21812020000003000

OWNER: Noble Opportunity Fund II LP  
AUCTION MANAGER: Andy Walther • 765-969-0401  
Email: andy@schraderauction.com



ONLINE BIDDING  
AVAILABLE

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Real Estate and Auction Company, Inc.

## AUCTION TERMS & PROCEDURES

**PROCEDURES:** The property will be offered as a complete 49± Acre unit. There will be open bidding during the auction as determined by the Auctioneer. **DOWNPAYMENT:** 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). At

closing, the Seller will provide a Title insurance policy in the amount of the purchase price. The title insurance policy will be provided by the Seller and written through Chicago Title. 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 December 20, 2018. **POSSESSION:** Possession will be delivered at closing subject to 2018 lease and crop removal. **REAL ESTATE TAXES/ASSESSMENTS:** Taxes will be pro-rated 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. 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 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**