

**AUCTION TERMS & PROCEDURES:**

**PROCEDURES:** The property will be offered in 2 individual tracts, or as a total 50.461± acre unit. There will be open bidding on all tracts and combinations 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. The property will be sold to the "Highest Bidder(s) Regardless of Price".

**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 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 is targeted approximately 30 days after the auction.

**POSSESSION:** Possession will be delivered at closing.

**REAL ESTATE TAXES/ASSESSMENTS:** Taxes will be prorated to the date of closing. The property is currently enrolled in the CAUV program. Any change of use or CAUV recoupment is at the cost of the BUYER. Current taxes on the entire farm are \$ 2,941.44 / year.

**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.**

**75<sup>th</sup> ANNIVERSARY**  
Since 1944 **SCHRADER**

CENTERVILLE, IN OFFICE:

300 N. Morton Ave., Centerville, IN 47330

OHIO OFFICE:

11707 W Lancaster Rd., Jeffersonville, OH 43128

**Auction Manager:**

**Andy Walther, 765-969-0401**

AC63001504, AU19400167, OH #63198513759, SAL.2012001611

CORPORATE HEADQUARTERS

950 N. Liberty Dr., Columbia City, IN 46725



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**SchraderAuction.com**

*Absolute*  
**Real Estate Auction**  
*Sells to the Highest Bidder*

**50<sup>±</sup> acres**  
in 2 Tracts

**NEW PARIS, OHIO 45374 (PREBLE Co., Jefferson TWP)**

OCTOBER 2019						
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		

**50<sup>±</sup> acres**  
in 2 Tracts

**NEW PARIS, OHIO 45374 (PREBLE Co., Jefferson TWP)**  
1 mile east of Richmond, Indiana

**Monday, October 28 • 5pm**

- 2-Story Country Home with Barns • Productive Tillable Land
  - National Trail Schools • Frontage on Guy Murray and Cedar Springs Road
  - Beautiful, quiet setting in great location! • 1 mile to I-70 Interchange
- Come examine ALL the possibilities this property has to offer! Come Bid Your Price!

**800-451-2709 • SchraderAuction.com • Online Bidding Available**



*Absolute*  
**Real Estate Auction**  
*Sells to the Highest Bidder*



# 50<sup>±</sup> acres

in 2 Tracts

NEW PARIS, OHIO 45374 (PREBLE Co., Jefferson TWP)

**Monday, October 28 • 5pm**

# Absolute Real Estate Auction

*Sells to the Highest Bidder*

## Property and Auction Location:

**6275 Guy Murray Road, NEW PARIS, OH 45347.** From the middle of New Paris, travel south on OH 320 to Cedar Springs Road (Across from Lamp Post Restaurant). Turn right and follow to the farm on your right hand side. Continue to the "T" and turn right on Guy Murray to the House. Or From Intersection of US 40 and OH 320 Travel ¼ mile to Cedar Springs Rd., turn left and continue straight to the Farm.

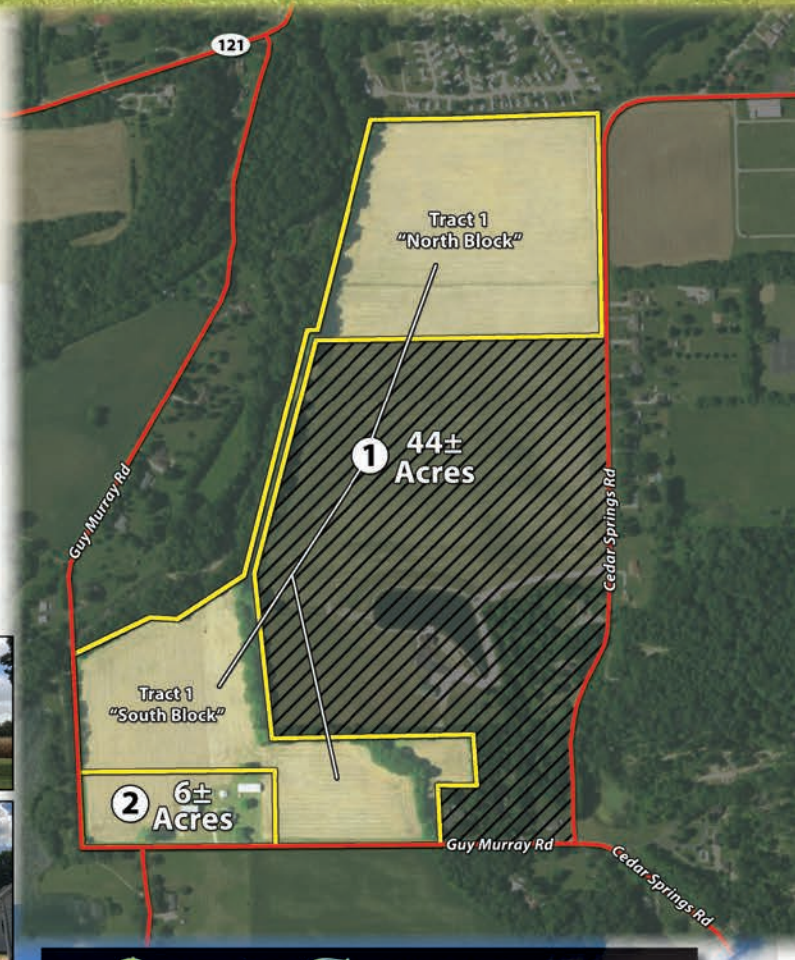
• AUCTION HELD ON-SITE •

## Tract Descriptions: (All Acreages are Approximate)

PREBLE County, Jefferson Township (Section 30 & 31)

**TRACT 1: 44± ACRES** mostly tillable. The tract consists of (2) large blocks of land connected by a 40' owned strip running along a mature tree line. The "north block" has frontage on Cedar Springs Road sitting adjacent to the village of New Paris, OH. This block offers good drainage w/an open ditch splitting the field. The "south block" has frontage along Guy Murray Road and wraps around the current farmstead. As a whole, this tract contains 37± Tillable Acres. Predominantly Rossburg and Ockley soils.

**TRACT 2: 6± ACRE FARMSTEAD** featuring a Beautiful Setting. 2-story aluminum sided home with 2,196 square feet of living space and an attached garage. The property has (3) major out-buildings including an early 64'x36' bank barn, 44'x 30' machinery shed and older livestock barn. Serviced by National Trail Schools. Small acreage country homes are scarce to the market in Preble County. **Come bid your price!**



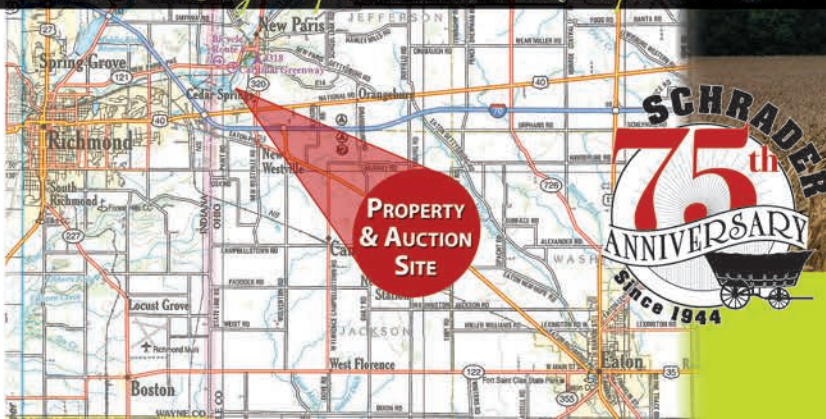
*Inspection Times: 10am - 11am*

**Monday, October 14 • Monday, October 21**

OWNER: Cynthia L. Kessler

For Information Call AUCTION MANAGER: Andy Walther  
765-969-0401 • andy@schraderauction.com

*Contact Agent for a Detailed Information Book*



**ONLINE BIDDING  
AVAILABLE**

You may bid online during the auction at [www.schraderauction.com](http://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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