

**AUCTION TERMS & PROCEDURES**

**PROCEDURES:** The property will be offered as 2 individual tracts or as a combination of the whole farm. 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. All tracts sold "As-Is".

**DEED:** Seller(s) shall provide a Trustee's Deed(s).

**CLOSING:** The balance of the real estate purchase price is due at closing, which will take place on or before April 27, 2020.

**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 using the local "short pro-ration" method. 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.

**CRP CONTRACT:** A portion of the property (5.7 acres located on Tract 1) is currently enrolled in the CRP program. Buyer will be required to assume the current CRP contract.

**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.**

# LandAuction

Preble County • New Paris, Ohio

Wednesday,  
March 25<sup>th</sup>  
12 Noon



## SCHRADER

Real Estate and Auction Company, Inc.

**CENTERVILLE, IN OFFICE:**

300 N. Morton Ave., Centerville, IN 47330

**Auction Manager:**

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

Andrew M. Walther: SAL.2012001611, 63198513759



**CORPORATE HEADQUARTERS:**

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

**OHIO OFFICE:** 11707 W Lancaster Rd., Jeffersonville, OH, 43128

**800-451-2709 • SchraderAuction.com**

# LandAuction

Preble County • New Paris, Ohio

10 miles southwest of EATON, OHIO  
2 miles east of RICHMOND, IN

## 68<sup>±</sup> acres 2 Tracts

Great opportunity for the  
Hunter, Rural Home Buyer,  
or Hobby Farmer.  
Come examine the possibilities  
this Property has to offer!

- 32.90<sup>±</sup> FSA Cropland Acres w/ 5.7<sup>±</sup> CRP Acres
- Recreational Land with Woods and Pond
- Abundant Wildlife – HUNTER'S PARADISE!
- Great Location! Only 2 miles to US 40 / I-70 Interchange at the IN/OH State Line
- Newer 2-Story "A-Frame" Home
- Estate-Sized Building Site



ONLINE BIDDING AVAILABLE

**Wednesday, March 25<sup>th</sup> • 12 Noon**



## SCHRADER

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# Land AUCTION 68<sup>±</sup> acres

2 Tracts

Preble County • New Paris, Ohio

**Wednesday, March 25<sup>th</sup> • 12 Noon**

**PROPERTY LOCATION:** 7905 US Highway 40, New Paris, OH 45347. From the Intersection of I-70 and US 40 at the Indiana / Ohio state line, take US 40 east 1 mile to the property on the north side of the road.

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

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

**PROPERTY DESCRIPTION:** PREBLE County, Jefferson Township (Section 33). Located at 7905 US Highway 40, New Paris, OHIO 45347 Consists of (2) Preble County Tax Parcels: G2291330000002000 & G2291330000001000

**TRACT 1: 48.33± ACRES** featuring mature woods, young planted hardwoods, abundant native grasses with 19± FSA cropland acres (5.7 acres of current CRP grassland with contract expiring 09/30/2020). This is a great combination property with a hard to duplicate setting. The farm is improved by a 2-story "A-Frame" home (ready for your upgrading and finishing) with, 3-4 bedrooms, 2.5 baths, and an attached 2.5 car garage. The house is nestled near the rear of the property overlooking a wooded ravine loaded with wildlife. There are 2 small ponds on this property and multiple smaller outbuildings.

**Come examine all the possibilities this  
UNIQUE property has to offer.**

**TRACT 2: 20.052± ACRES** featuring a mature woods and open rolling land. Examine the possibility of building your dream home in the country here. This would also be a great tract for the outdoor enthusiast or hunter. 70'± of owned frontage along US 40 opening up to include 13.9± acres of FSA Cropland.

**INSPECTION TIME: 11:00am - 12 Noon  
Thursday(s), March 5<sup>th</sup>, 12<sup>th</sup> and 19<sup>th</sup>**

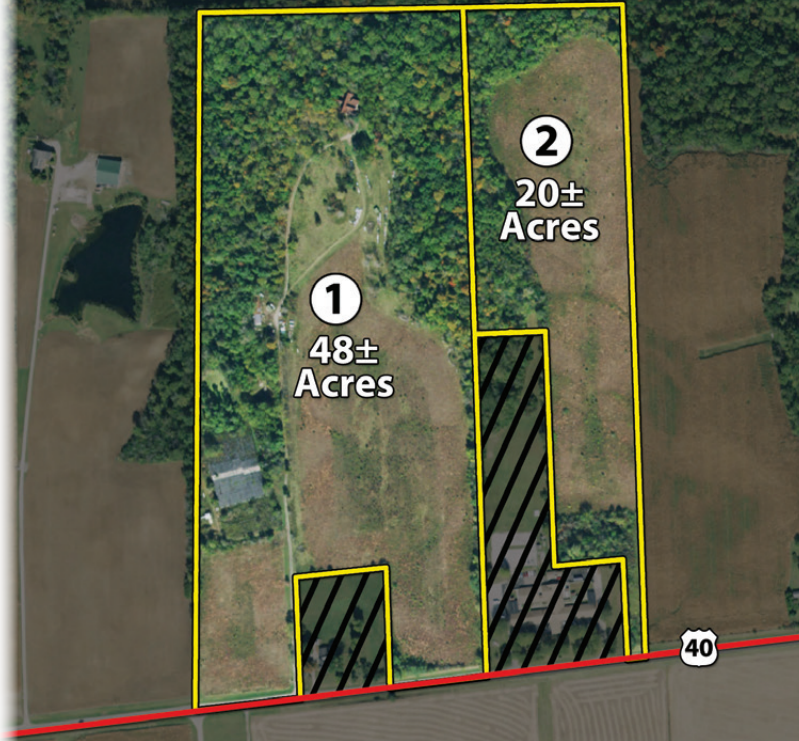
**OWNER:** Jill E. Hittle, Trustee  
**For Information Call,**  
**Auction Manager:**  
**Andy Walther • 765-969-0401**  
**Email: [andy@schraderauction.com](mailto:andy@schraderauction.com)**

## 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 Schradar Auction Co. - 800-451-2709.

**800-451-2709 • [SchradarAuction.com](http://SchradarAuction.com)**

**SCHRADER**  
Real Estate and Auction Company, Inc.



**NOTE:** Tracts of this size are extremely hard to find in Preble County. Take advantage of the inspection times to see what this property has to offer to you.



**Contact Agent  
for Detailed  
Information  
Book!**

