

Northwest Ohio REAL ESTATE AUCTION

• 68 Acres Tillable • Custom Log Home • Pond & Woods



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.

9.8± acres

Williams County, OH

Offered in 4 Tracts, Combinations & as a Whole

Open House Dates:
 Sun, March 14 • 1-4pm &
 Sat, March 27 • 10am-1pm
 or Call the Office for Private Showing (866.340.0445).



Property Location: 13548 County Rd K, Montpelier, OH • Just 5 miles North of Bryan, OH
Auction Location: Montpelier Moose Lodge 312 • 115 N Airport Rd, Montpelier, OH

SCHRADER Real Estate and Auction Company, Inc.
 866.340.0445 • 260.749.0445
 800.451.2709 • www.SchraderAuction.com

Auction Held at the Montpelier Moose Lodge 312
Tuesday, April 13 • 6pm

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	25	26	27	28	29	30	

Auction Manager: Jerry Ehle
 #63198513759, #2013000026, SAL. 2006001035

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SCHRADER Real Estate and Auction Company, Inc.

Corporate Headquarters: 950 N Liberty Dr, Columbia City, IN 46725
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Auction Manager's Note: Mr. Roerig created the perfect "hobby farm" on this property. This property offers so many possibilities! From a major estate property to a private 20 acre residence. Good pasture potential or tillable acres for hay or crops & then there is the special recreation site with the pond & woods! Don't miss your opportunity to bid on this property & combine any tracts to suit your needs & desires!



TRACT 1: CUSTOM LOG HOME & 20.5± ACRES, This tract features a 2250 sq. ft. custom log home on a full basement! The home features a large Great Room with Granite Fireplace & Mantle & hardwood floors. The Great Room is 20'x29' with overhead cathedral ceiling & large cross member logs! The dining area is included in the Great Room. The Open Kitchen off of the Great Room has a large Breakfast bar with cupboard storage underneath & lots of Custom Cabinetry with pull out shelves. Electric stove & dishwasher are included! The Master Bedroom is on the Main Floor with Full Bath, linen closet & hardwood floors. There is a utility room on the main floor with wash/dryer hookups & a half bath! The access out to the garage is from the utility room. The garage is a large two car attached with both overhead doors. There are exterior access doors to front & back of home. There are two spacious bedrooms on the second level with double closets & a full bath in between. A 29'x9' loft overlooks the main floor & includes a 4 foot Browning Gun Safe. The full basement is poured walls & is very clean & dry. The rec room area is 26'x29', plus a canning storage room, & additional rooms. The Propane Forced Air Furnace, Central Air Unit, Water Heater, & Water Softener unit are all newer within 5 years. The All Metal Roof is also less than 5 years old. There is an enclosed sun room (19'x9') off of the back from Great Room, leading to a back deck. There is a full length covered porch across the front of the home. There is also a handicap access ramp on the front. The well is a 5" well & there is a septic field. The exterior of the home was corn cob blasted & preserved less than 5 years ago.

The 1000 gal. propane tank is owned. Additional Outbuildings include a 90'x60' Implement Shed with 90'x20' framed pole barn. Also, there is a small Detached garage with additional storage. There are several maturing hickory & hardwood trees in the back yard.

TRACT 2: 10± ACRES WITH POND SWING TRACT, This tract is a swing tract & can be bid on only in combination with an adjacent tract or by an adjacent land owner. There is a ¼ acre pond surrounded by trees. The pond is stocked annually with bass, bluegill, catfish, sunfish minnows & a couple grass carp. The pond is approximately 10-12 feet deep. The pond has a camp area in front & area for swimming. There are maturing trees for deer & turkey. This would be an optimum private hunting & fishing & camping retreat!

TRACT 3: 37.5± ACRES, This tract is mostly all tillable. FSA shows 36.56 tillable. The soils are mostly mixed Blount loams. This tract will be accessed via an easement off of the Tract 1 drive. The bidder of this tract may also bid in combination with Tract 2 to add a great recreation property onto the back of this tract!!

TRACT 4: 30± ACRES, This tract is mostly all tillable. FSA shows 29.92 tillable. There is approximately 650' of road frontage along CR K. The soils are mostly Blount loams with a mix of Pewamo & Glynwood towards the front of the property. Combine this tract with Tract 1 for a 50± acre estate property! Great opportunity for horses & livestock pasture or hay.

Seller: George N. Roerig Estate

Auction Manager: Jerry Ehle

PROCEDURE: The auction will be conducted as a multi-parcel auction, meaning multiple parcels or auction "tracts" will be offered for sale in various amalgamations, including as individual tracts, combinations of tracts, & all tracts as a whole, subject to "swing tract" limitations. There will be open bidding on all tracts & combinations during the auction as determined by the auctioneer. Bids on the tracts & the total property may compete. The property will be bid in the manner resulting in the highest total sale price.
DOWN PAYMENT: \$10,000 down on Tract 1 & any combination w/ Tract 1. 10% Cash down payment at close of auction for the other individual tracts or combination of tracts not including Tract 1. The down payment may be made in the form of cash or cashier's check or a personal or corporate check immediately negotiable. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, & ARE CAPABLE OF PAYING CASH AT CLOSING.
APPROVAL OF BID PRICES: At the close of the auction, Buyer(s) will be required to execute an Agreement to Purchase Real Estate & Addendum. The terms of this agreement & addendum are non-negotiable. All final bid prices are subject to the Seller's acceptance or rejection.
DEED: Seller shall provide a Personal Representative's deed. Real Estate sold subject to all rights of way, legal highways, leases, & easements of public road & utilities.
EVIDENCE OF TITLE: Seller agrees to provide marketable title to the property, subject to matters of record. 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: Balance of purchase price is due in cash at closing, which will take place approx. 45 days after the auction on or before May 28, 2021. The cost for an insured closing will be shared 50/50 between Buyer & Seller. All lenders costs shall be paid by the Buyer(s).
POSSESSION: Possession of farm land is at closing, subject to tenant farmer's 2021 wheat crop. The Seller shall receive the proceeds from the 2021 crops. Possession of Tracts 1 & 2 are at closing.
REAL ESTATE TAXES: The Seller shall pay all of the 2020 Real Estate Taxes due in 2021. The 2021 Real Estate taxes due in 2022 shall be pro-rated to the date of closing. The Buyer(s) shall pay all thereafter. The real estate has been taxed at a reduced Current Agricultural Use Value.
CAUV: If usage of property is changed, the Buyer is responsible for CAUV recoupment. Sellers have heretofore used property for agricultural purposes & its real estate taxes have been levied & paid upon a reduced Current Agricultural Use Valuation (CAUV). The Buyer's inability or failure to qualify w/ the local County Auditor for the CAUV valuation for the future will result in a CAUV recoupment of the past real estate tax savings. Buyer shall be wholly responsible for & pay any CAUV recoupment to become due by Buyer's conversion of the property to a non-agricultural or non-qualifying use (within the definition of Current Agricultural Use Property).
DITCH ASSESSMENTS: Buyer(s) shall pay all ditch assessments due after closing.
CREAGRE: All tract acreage, dimensions, & proposed boundaries are approx. & have been estimated based on current legal descriptions and/or aerial photos.

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 the auction. Any need for a new survey will be determined solely by the Seller. The cost of the survey will be split 50/50 between Buyer & Seller. The type of survey performed shall be at the Seller's option & sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised & surveyed acres. In the event that the entire property sells to one buyer, then the cost of the perimeter survey shall be shared 50/50 between Buyer & Seller.
PROPERTY INSPECTION: Each potential Bidder is responsible to conduct, at their own risk, their own independent inspections, investigations, inquiries, & due diligence concerning the property. Inspection dates have been scheduled & will be staffed w/ auction personnel. Please feel free to inspect the land at any other time at your own risk & being careful to respect the tenant farmers' growing crops.
EASEMENTS: All real estate is being sold subject to any existing recorded easements. Existing recorded leases, if any will be assigned to the Buyer.
DISCLAIMER & ABSENCE OF WARRANTIES: All info contained in this brochure & all related materials is subject to the Terms & Conditions outlined in the Purchase Agreement. Your bids are to be based solely upon your inspection. All real estate is sold "as is" w/out physical warranty. Seller & agent are not assuming any responsibility for warranty of any specific zoning classifications, location of utilities, assurance of building permits, driveway permits or water & septic permits. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either express or implied, concerning the property is made by the Seller or

the Auction Company. The info 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. All sketches & dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof & acknowledges that in consideration of the other provisions contained in the sale documents, Seller & the Auction Company make no warranty or representation, express or implied or arising by operation of law, including a warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, & in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction & increments of bidding are at the direction & discretion of the auctioneer. The Seller & Auction Company 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.
FAIR HOUSING: It is illegal, pursuant to the Ohio Fair Housing Law, Division (H) of Section 4112.02 of the Revised Code & the Federal Fair Housing Law 42 U.S.C.A. 3601, to refuse to sell, transfer, assign, rent, lease, sublease, or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, because of race, color, religion, sex, familial status, as defined in Section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

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