

SCHRADER
Real Estate and Auction Company, Inc.
In Cooperation With:



CORPORATE HEADQUARTERS:
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Travis B. Kelley: SAL.2008003813 • REC.0000314452 (Jeffersonville, OH)
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BRKP.2010003409 • REC.2012003181

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400± Quality Pike County
Acres
Offered in 11 Tracts
or Combinations

LAND AUCTION

Pike County, Ohio

AUGUST 2024

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

- 155.18 FSA Cropland Acres
- Excellent Mature Timber
- Beautiful Scenery and Recreational Opportunities
- Potential Building Sites - County Water Access
- Great Whitetail Presence
- 2 Homes
- Tracts Offered in 5± to 66± Acres in Size

Pike County, Ohio

400± Acres
Offered in 11 Tracts
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Quality
Pike County
LAND AUCTION

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WEDNESDAY, AUGUST 28 • 6PM
Auction Held at the Pike County Senior Center, Waverly, OH 45690

Pike County, Ohio

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**AUCTION LOCATION: Pike County Senior Center,
402 Clough St, Waverly, OH 45690.**



TRACTS 2-4



TRACTS 9 & 10

GENERAL PROPERTY DESCRIPTION:

The Stephens Family Farm is a fantastic offering that brings an abundance of mature hardwood timber, cropland, and build sites to the table. The property's mix of timber, cropland, and seclusion also makes it a great home for deer, turkey, and other game. The cropland contains a variety of silt loam soil bases and has been well maintained with a quality tenant. Additionally, the property features two farmhouses sitting in terrific rural settings. You will not want to miss the chance to bid your price on this diversified property!

TRACT DESCRIPTIONS:

- TRACT 1: 54± ACRES** including approx. 50% cropland, several outbuildings, a pond, and woodland. A diversified tract with many opportunities!
- TRACT 2: 56± ACRES** that is one of the higher percentage tillable tracts in the offering, containing primarily Coolville silt loam soils. With its combination of hardwood timber it has outstanding income potential!
- TRACT 3: 57± ACRES** containing a mix of cropland, woodland, and grassland. If you are looking for a quality hunting property or a secluded setting be sure to investigate this tract!
- TRACT 4: 66± ACRES** of primarily wooded timberland. This tract contains some of the best mature timber on the property!
- TRACT 5: 25± ACRES** of rolling cropland and wooded land creating for a beautiful setting! A great rural homestead tract or hunting tract.
- TRACT 6: 18± ACRES** including Tilsit silt loam and Gilpin silt loam soils as well as some wooded settings.

INSPECTION DATES:
Wed., August 7 • 6pm - 7pm
Wed., August 14 • 10am - 11am
Wed., August 21 • 6pm - 7pm
Meet a Schrader Representative at
Tract 7 and Tract 11



TRACTS 4-6



TRACTS 10 & 11

PROPERTY ADDRESS:

TRACTS 1-8: 2385 SUGAR RUN RD, Piketon, OH 45661

TRACTS 9-11: BOSWELL RUN RD, Piketon, OH 45661

DIRECTIONS TO PROPERTY:

TRACTS 1-8: Take 220 West out of Waverly for 6.5 miles, then turn left onto Sugar Run Rd. Continue on for a mile and a half, and the property will be on your right.

TRACTS 9-11: Take 220 West out of Waverly for 5 miles, then turn right onto Boswell Run Rd. The property will be on your left in 500 ft.



TRACT 7

TRACT 7: 5± ACRES including a 2,688 sq. ft. home including the full basement. A fantastic rural homestead!

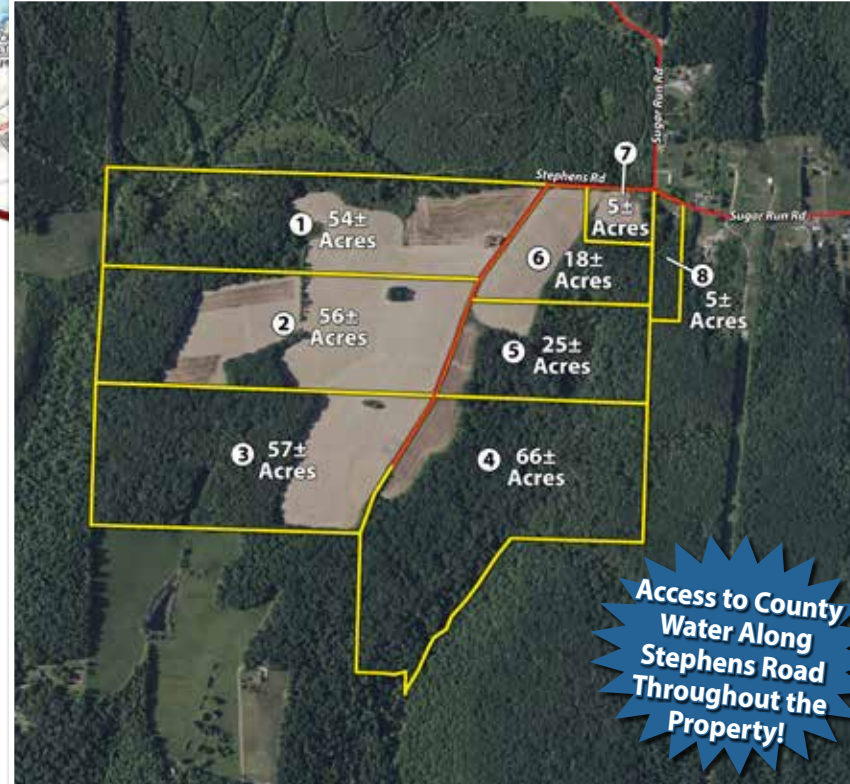
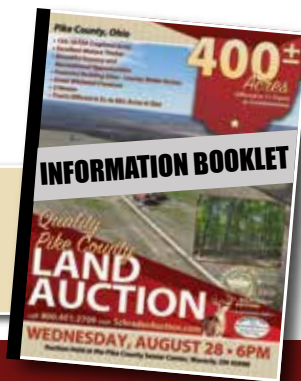
TRACT 8: 5± ACRES that makes for a promising build site with an existing access to county water and septic. If you are looking for a place to build a home you will want to give this tract a hard look!

TRACT 9: 41± ACRES of primarily productive cropland containing Omulga silt loam soils. A great tillable tract!

TRACT 10: 43± ACRES of wooded land. Be sure to investigate the hunting layout!

TRACT 11: 30± ACRES containing a 1,300 sq. ft. home, outbuildings, and cropland comprised of various silt loam soils including Elkinsville silt loam. A beautiful setting with income!

**Contact Auction Company for
Detailed Information Book
with Additional Due-Diligence
Materials on the Property.**



TRACTS 10 - Woods

SELLER: Stephens Family Trust
**AUCTION MANAGERS: Travis Kelley, 740-572-1525
& Tommy Brewster, 740-357-0325**

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.

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TERMS AND CONDITIONS:
PROCEDURES: The property will be offered in 11 individual tracts, any combination of tracts, or as a total 400± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer.
MULTI-PARCEL AUCTION: The auction will be offered in various amalgamations, including as individual parcels or lots, combinations of parcels or lots, and all parcels or lots as a whole.
DOWN PAYMENT: 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). 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 Trustees Deed(s).
CLOSING: The balance of the real estate purchase price is due at closing, which will take place approximately 45 days after the auction.
POSSESSION: Possession will be delivered subject to the 2024 farm lease.

REAL ESTATE TAXES / ASSESSMENTS: Seller shall pay the real estate taxes assessed against the purchased tracts for 2024 (due in 2025), or the estimated amount thereof, at the time of closing. Buyer shall pay all subsequent real estate taxes, to the extent attributed to the purchased tracts.
ACREAGE: All boundaries are approximate and have been estimated based on current legal descriptions and GIS measurements.
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.
CAUV: If usage of property is changed, the Buyer is responsible for CAUV recoupment. Sellers have heretofore used property for agricultural purposes and its real estate taxes have been levied and paid upon a reduced Current Agricultural Use Valuation (CAUV). The Buyer's inability or failure to qualify with 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 and 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).
AGENCY: Schrader Real Estate and Auction Company, Inc. and its representatives are exclusive agents of the seller.
FAIR HOUSING: It is illegal, pursuant to the Ohio Fair Housing Law, Division (H) of Section 4112.02 of the Revised Code and 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.
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.
STOCK PHOTOGRAPHY: Animal Photos are for illustrative purposes only and are not of the auction property.