

# Diversified Agland AUCTION

**Wednesday,  
January 15 at 6pm**

*Allen County, Ohio*

**115.75±  
acres**

Offered in 4 Tracts, Combinations & as a Whole

**Corporate Headquarters:**

950 N Liberty Dr, PO Box 508, Columbia City, IN 46725



**AUCTION MANAGER:** Drew Lamle • 260.609.4926 #2023000110, #SAL.2021005796

**MASTER COMMISSIONER:** Rex D. Schrader II #2012000041, #BRKP.2014002282

Schrader Real Estate and Auction Company, Inc. #63198513759, #REC.0000314452 (Jeffersonville, OH), #BBB.2010001376 (Irwin, OH)

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- Highly Productive Farmland Consisting of Pewamo & Blount Soils!
- Efficient Cattle Handling & Feeding Facility
- Great Road Frontage Off Zion Church Road & Defiance Trail
- Located Near Spencerville, OH
- (2) Single Family Homes



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# Diversified Agland AUCTION Wednesday, January 15 • 6pm



Tract 2



Tract 2



**AUCTION LOCATION:** Delphos Eagles • 1600 East 5th St, Delphos, OH 45833  
**PROPERTY ADDRESS:** 1895 N Defiance Trail, Spencerville, OH 45887



Tract 1



Tract 2



Tracts 2 & 3



Tract 2



Tract 2



Tract 3



Tract 4



Tract 4

**Equipment Auction  
 Will Take Place on  
 January 15<sup>th</sup> at 11am!**

**INSPECTION DATES:**  
 Monday, December 16 • 3-5pm & Thursday, January 2 • 11am-1pm  
 Please Meet a Schrader Agent at the Cattle Buildings on Tract 2!



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**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.

**TRACT 1 - 35± ACRES:** Nearly all tillable farmland! Quality soils consisting of Blount Silt loam and Pewamo Silty Clay loam. **Tax Parcel #35-2000-03-002.000**

**TRACT 2 - 69.42± ACRES LOCATED AT 1895 N DEFIANCE TRAIL, SPENCERVILLE, OH 45887:** Study the diverse opportunity this tract provides! Not only are there 57± acres of quality tillable farmland but it is heavily improved to support a cattle operation or make a wonderful hobby farm. The improvements consist of a 2,115 sq.ft., 3 bed 1½ bathroom, single family home, 45'x70' Corrugated Steel building used as storage and covered cattle working facility, 35'x82' barn improved with horse stalls, (8) 3 sided buildings with fenced paddocks for cattle feeding and holding. These barns range in sizes from 20'x40' (3), 40'x60' (3), 40'x50' (1), and 10'x20' (1). On the East Side of Defiance Trail Rd. there is a Hoop barn with concrete floors for extra storage! A portion of the tract is perimeter fenced and is ready for you to add to your existing cattle operation or start from scratch! **Tax Parcel #35-1900-04-001.000**

**TRACT 3 - 10.58± ACRES:** Fenced pasture and tillable farmland. Study the potential for a mini farmstead site with the existing fencing and 37'x64' 3-sided building at the north end of this tract! Great access from Zion Church Road! **Tax Parcel #35-1900-04-001.005**

**TRACT 4 - .75± ACRES LOCATED AT 11530 ZION CHURCH RD, SPENCERVILLE, OH 45887:** This tract features a 1,224 sq.ft., 3 bedroom 1½ bath single family home. The home is accessed from Zion Church Road via stone driveway that leads to a two-car garage. The home is nestled between mature trees on a manageable sized lot. Study the opportunity to make this home yours! **Tax Parcel #35-1900-01-004.000**

**TERMS & CONDITIONS:**

**PROCEDURES:** The property will be offered in 4 individual tracts, any combination of tracts, or as a total 115.75± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer.

**DOWNPAYMENT:** 10% down payment on the day of the auction w/ the balance in cash at closing. The down payment may be made in the form of a cashier's check, personal check or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed, & are capable of paying cash at closing.

**ACCEPTANCE OF BID PRICES:** The high bidder(s) will be required to execute a purchase agreement at the auction site immediately following the close of the auction. The auction is being conducted by a court-appointed Master Commissioner. All tracts are subject to minimum bid requirements and final confirmation by the court after the auction and prior to closing.

**EVIDENCE OF TITLE:** Preliminary title information will be made available to review prior to the auction. If Buyer elects to have title insurance, the entire cost of the owner's title insurance (and any lender's title insurance) will be the responsibility of the Buyer. All tracts sold "As-Is".

**DEED:** Buyer will receive a Master Commissioner's deed at closing.

**CLOSING:** The balance of the real estate purchase price is due at closing.

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

**REAL ESTATE TAXES:** Real estate taxes will not be pro-rated to the date of closing. Buyer will assume & pay the real estate taxes for the entire calendar year 2025 (due in 2026).

**ACREAGE:** All advertised boundaries & acreages are approximate & have been estimated based on county tax parcel data.

**AGENCY:** Schrader Real Estate & Auction Company, Inc. & its representatives are agents of the seller & will not be the agent of any Buyer.

**DISCLAIMER & ABSENCE OF WARRANTIES:** All information contained in this brochure & all related materials are subject to the Terms & Conditions outlined in the Purchase Agreement. The property is being sold on "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.

Each potential bidder is

responsible for conducting his or her own independent inspections, investigations, inquiries, & 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 Seller or the Auction Company. Conduct of the auction & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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. THE MASTER COMMISSIONER & AUCTION COMPANY ARE NOT RESPONSIBLE FOR ACCIDENTS.**



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