

**AUCTION TERMS & PROCEDURES**

**PROCEDURES:** The property will be offered in 7 individual tracts, any combination of tracts, or as a total 294 acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

**DOWN PAYMENT:** Real Estate 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:** Sellers shall provide an owner's title insurance policy in the amount of the purchase price.

**DEED:** Sellers shall provide Corporate Deed.

**CLOSING:** The balance of the real estate purchase price is due at closing, which will take place within 15 days of presentation of title policy est. by September 1, 2014.

**POSSESSION:** At closing subject to removal of 2014 crop lease. 2015 crop rights and timber rights to be conveyed.

**REAL ESTATE TAXES:** Seller to pay 2014 taxes payable 2015 to be credited to buyer(s) at closing. Taxes estimated at: Farm 1: \$3,850.39, Farm 2: \$3,949.54 and Farm 3: \$2,676.34.

**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. Buyer(s) and Seller will share survey expense 50:50. Combination purchases will receive a perimeter survey only. Closing prices will be adjusted to reflect any differences between advertised and surveyed acreage's.

**FSA INFORMATION:** See Agent

**EASEMENTS:** 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 decision of the Auctioneer is 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.**

MONTGOMERY COUNTY Ohio  
**294<sup>±</sup> Acres** • 3 FARMS • 7 TRACTS  
**Top Cropland • 2 Farmhouses / Barns**

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

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**AUGUST 2014**

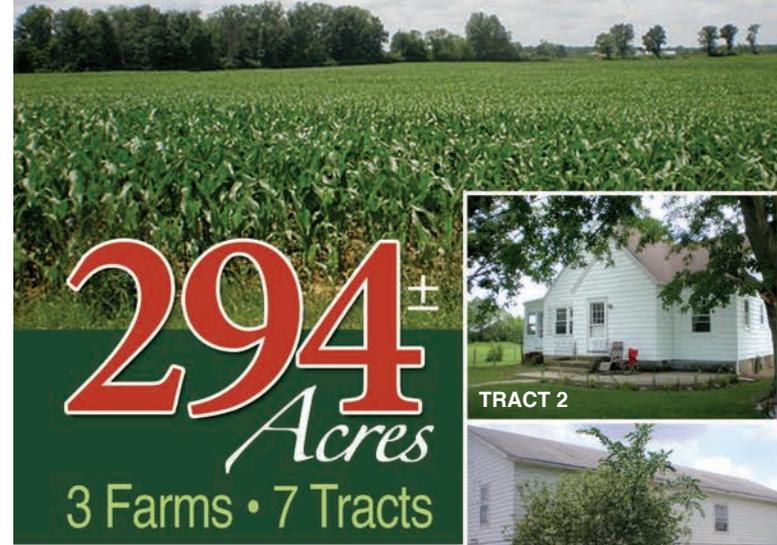
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31						

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MONTGOMERY COUNTY  
 between West Alexandria & Brookville  
 Ohio



- TOTAL 276± ACRES CROPLAND
- TOP SOILS
- GREAT LOCATION
- GOOD FRONTAGES
- BILLBOARD LEASE
- 2 SETS OF FARM BUILDINGS



TRACT 2



TRACT 2



TRACT 2



TRACT 5



TRACT 5

real estate  
**AUCTION**  
 Monday, August 4 • 6 PM





APPROXIMATE DRIVING DISTANCES: Brookville I-70 Exit - 4 mi. • West Alexandria - 3 mi. • Dayton - 10 mi. • Eaton - 11 mi. • Lewisburg - 8 mi. • Richmond, IN - 30 mi.

# 294

Acres

real estate  
**AUCTION**  
MONTGOMERY COUNTY, Ohio  
Monday, August 4  
6 PM



**AUCTION SITE:** Brookville, OH, Christena Leiber Center, Golden Gate Park, 545 East Upper Lewisburg Salem Rd. From I-70 at Brookville (Arlington Rd.) south to the first stop light then east on East Upper Lewisburg-Salem Rd. then right into Golden Gate Park and auction site is on the right.

**OWNER: FRJH Ltd.**

For Information call:  
Sales Manager: Andy Walther:  
765-969-0401 or 877-747-0212

**SCHRADER**  
Real Estate and Auction Company, Inc.  
**800-451-2709**  
**SchraderAuction.com**



**FARM 1 - 165 Acres in Jackson Twp.**  
14038 EATON PIKE (HWY. 35), WEST ALEXANDRIA, OH

**PROPERTY LOCATION:** Between West Alexandria and New Lebanon on Hwy. 35 or Eaton Pike. On the south side of Hwy. 35 and across from Stockslager's Greenhouse.

**TRACT 1: 102± acres** with 100± acres of cropland. 200' of frontage on Eaton Pike (US 35). Productive Brookston, Celina, & Crosby soils. Nice addition to any operation. Large tract for efficient farming practices. Newer well is on the property.

**TRACT 2: 3± acres** with 1½ story home. Newer roof, sun room, 3 large barns, one with living area. Municipal gas. New Lebanon Schools. Across from Stockslager's Greenhouse. Nice frontage on Eaton Pike.

**TRACT 3: 38± acres** nearly all tillable. This is a swing tract and must be purchased in combination with Tract 1 or Tract 4. Quality soils.

**TRACT 4: 22± acres** with est. 760' of frontage on Bull Rd. 20± acres of cropland with the balance in waterways & right-of-way. A new entrance has been approved by the Montgomery Co. Engineers office.

\*Consider combining Tracts 1, 3, & 4 for 158 ac. of cropland.  
2014 Taxes: \$3,850.39/yr.



**FARM 2 - 56 Acres in Perry Township**  
599 SULPHER SPRINGS ROAD, WEST ALEXANDRIA, OH

**PROPERTY LOCATION:** From West Alexandria east to Sulpher Springs Rd. then north about 1 mi. to farm on the west side of the road.

**TRACT 5: 27± acres** with 2 story brick federal home, 40' x 68' pole barn & older beam barn. Nice location off the road. 23± acres level cropland, about 900' of frontage on Sulpher Springs Rd.

**TRACT 6: 29± acres** nearly all cropland. Est. 600' of frontage on Sulpher Springs Rd. Quality Brookston and Celina soils.

2014 Taxes: \$3,949.54/yr.



**FARM 3 - 73 Acres in Clay Township**  
13365 WESTBROOK ROAD, BROOKVILLE, OH

**PROPERTY LOCATION:** 2 mi. west of Brookville on Westbrook Rd. or from Tract 2 north on Sulpher Springs Rd. about 5 mi. to Westbrook Rd. then east about 1 mi. to farm on the north side. Adjoins I-70.

**TRACT 7: 73± acres** nearly all tillable. Frontage on Westbrook Rd. 68± crop acres with an open drainage ditch crossing the farm for improved drainage. Predominately Brookston soils. Income producing billboard (\$1,000/yr.) with frontage on I-70. Great location and great investment tract.

Brookville Schools. Good field crossing of ditch.

2014 Taxes: \$2,373.34/yr.



**INSPECTION DATES:**  
Saturday, July 19, 9-11 AM  
Thursday, July 24, 4-6 PM  
and Day of Sale 2-4 PM  
Meet Agents on Tracts 2 & 5