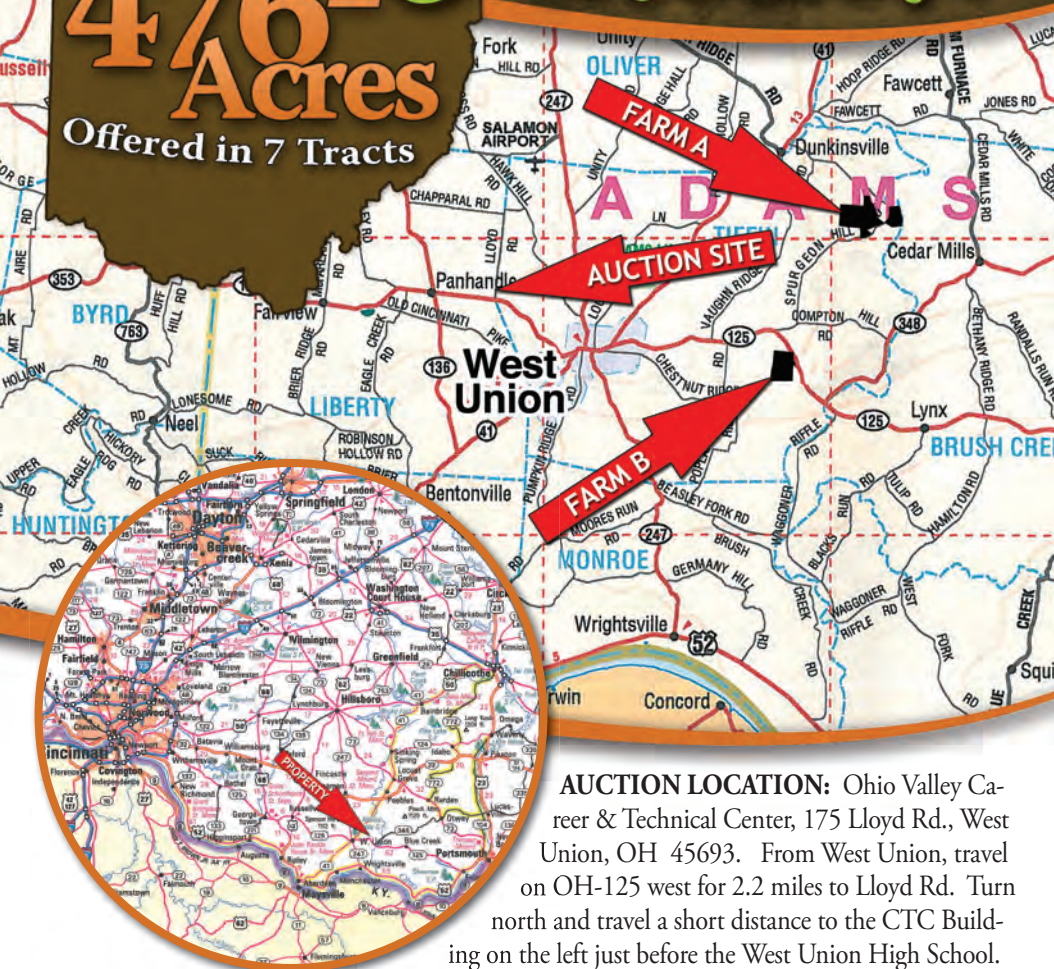


Real Estate Auction

West Union, Ohio

476± Acres
Offered in 7 Tracts



AUCTION LOCATION: Ohio Valley Career & Technical Center, 175 Lloyd Rd., West Union, OH 45693. From West Union, travel on OH-125 west for 2.2 miles to Lloyd Rd. Turn north and travel a short distance to the CTC Building on the left just before the West Union High School.

FARM A PROPERTY LOCATION – Spurgeon Hill Road. From United Dairy Farmers Store in West Union, travel east on OH-125 for 3.5 miles to Compton Hill Rd. Continue east onto Compton Hill Road for .5 mile and then turn north on Spurgeon Hill Rd. Travel 3 miles to property on both sides of road. Watch for signs.

FARM B PROPERTY LOCATION – Frank Young Road. From United Dairy Farmers Store in West Union, travel east on OH-125 for 3.9 miles. Veer right on Frank Young Rd. Travel .3 mile to property on both sides of road. (Note: This farm also has frontage on OH-125. See aerial mapping.) Watch for signs.

800.451.2709

SCHRADER
Real Estate & Auction Co., Inc.

SchraderAuction.com

Real Estate Auction

West Union, Ohio

476± Acres
Offered in 7 Tracts

SCHRADER
Real Estate & Auction Co., Inc.

2663 Lewis Road NE
Washington Court House, OH 43160

AUCTION MANAGERS:

Nick Cummings, CAI, 740-572-0756

Dale Evans, 260-894-0458



SEPTEMBER 2014						
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				

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Real Estate Auction

West Union, Ohio

476± Acres
Offered in 7 Tracts

Adams County



ONLINE BIDDING
AVAILABLE

- Timber Land
- Productive Tillable Land
- Brush Creek Frontage
- Outstanding Hunting Land
- Wooded Recreational Land
- 2 Rural Homes

7± Miles from the Ohio River
25± Miles from Maysville, KY
70± Miles from Cincinnati, OH



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SCHRADER
Real Estate & Auction Co., Inc.

SchraderAuction.com

Thursday, September 25 • 6pm

Held at the Ohio Valley Career & Technical Center - West Union, OH

Real Estate Auction

West Union, Ohio

476[±] Acres

Offered in 7 Tracts

Adams County

Southern Ohio Hunting Paradise!

Thursday, September 25 • 6pm

Adams County, on the edge of the Appalachian foothills, has been nationally recognized for great white-tail hunting due to the abundant wooded habitat along with local crops of corn and soybeans. Small game hunting is very favorable as well with turkey, quail, rabbits, squirrel, and other small game in abundance. If you enjoy the outdoors and are in the market for a small tract of wooded land, the entire 476± acres, or somewhere in between, then you need to notice this important offering! Attend the inspection dates for the property or contact the auction managers for a private tour and be prepared to bid on September 25th.



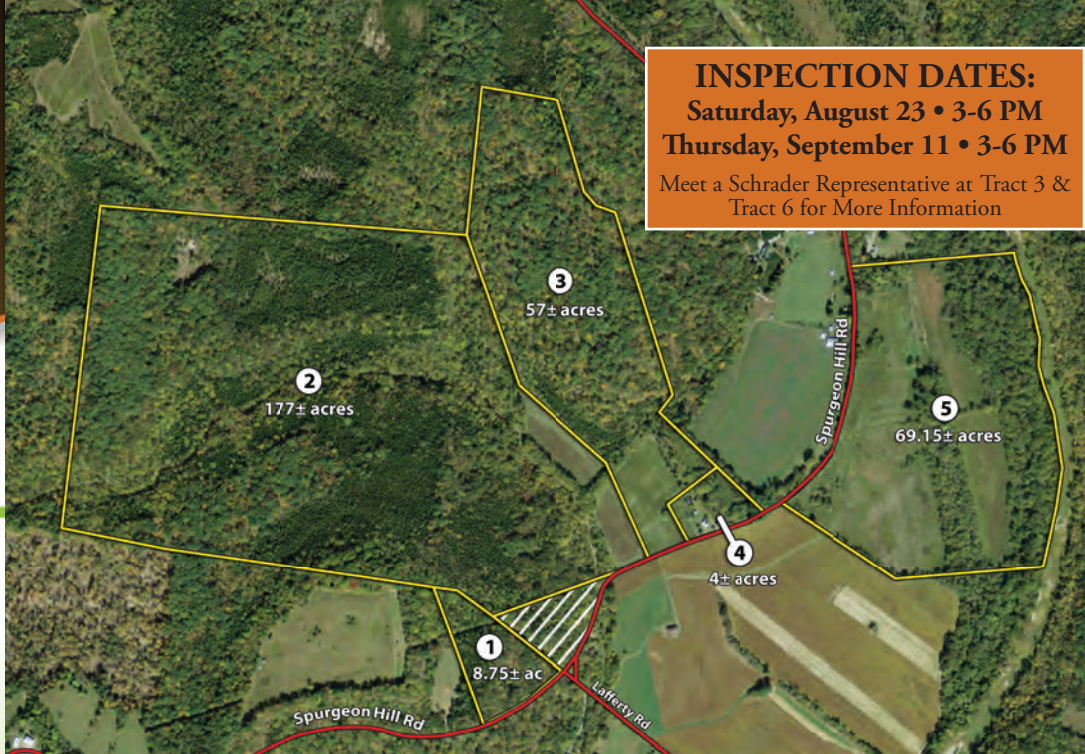
OWNERS: JPS Farm Holdings, LLC & John P. Schneider
AUCTION MANAGERS:
Nick Cummings, CAI, 740-572-0756
Dale Evans, 260-894-0458
FSA and tax information upon request.
Contact the Auction Company for a timber appraisal on portions of the wooded land.

SCHRADER
Real Estate and Auction Company, Inc.
www.schraderauction.com
800-451-2709

AUCTION TERMS & CONDITIONS:
PROCEDURE: The property will be offered in 7 individual tracts, any combination of tracts and as a total 476± 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: 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of 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 purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection.
EVIDENCE OF TITLE: The Seller shall provide a preliminary opinion of title to be made available to prospective bidders for review prior to bidding. If any buyer elects to purchase title insurance, the cost thereof shall be at such buyer's sole expense. Seller agrees to provide merchantable title to the property subject to matters of record, general conditions of title, and similar or related matters. All tracts sold "AS IS".
DEED: Appropriate deed will be delivered at closing.
CLOSING: Closing shall take place 30 days after auction date, or as soon thereafter as applicable closing documents are completed.
POSSESSION: At closing, however, possession of the homes shall be delivered 30 days after closing. Possession of the tillable land auction tract shall be delivered subject to tenant's rights for the remainder of the 2014 crop year.
REAL ESTATE TAXES: Buyer shall assume real estate taxes beginning with the 2015 calendar year taxes due and payable 2016. If usage is changed, the Buyer is responsible for CAUV Recoupment.

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 shall share survey expense 50:50.
FSA INFORMATION: Contact Auction Company for farm number and farm bases.
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 an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. 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 Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller 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.

In close proximity to Adams Lake State Park, Brush Creek State Park, Shawnee State Forest, Davis Memorial State Nature Preserve, and Local Amish Communities & Businesses



INSPECTION DATES:
Saturday, August 23 • 3-6 PM
Thursday, September 11 • 3-6 PM
Meet a Schrader Representative at Tract 3 & Tract 6 for More Information

FARM A - 316± ACRES ON SPURGEON HILL ROAD INCLUDES TRACTS 1 - 5:

TRACT 1: 8.75± acres with frontage on Spurgeon Hill Rd. Investigate the potential of this wooded tract with a mixture of mature hardwood timber as a possible building site with lots of character and beautiful views.

TRACT 2: 177± acres with easy access from Spurgeon Hill Rd. Tract 2 has much to offer with wooded rolling hills, mixed hardwoods and cedar trees, open land ideal for food plots, logging roads, and trails. This tract is a hunter's paradise!

TRACT 3: 57± acres with frontage on Spurgeon Hill Rd. This tract is wooded with mixed hardwoods and cedar trees, rolling hills, and trails throughout. If you have dreamed of owning a prime wooded hunting/recreational property with endless possibilities, here is your opportunity!

TRACT 4: 4± acres includes a 2-story, 3-bedroom, full-bath home with 2 large covered porches. This tract has a private setting and includes 2 outbuildings. This is a great owner-occupied or rental property.



TRACT 2



TRACT 2



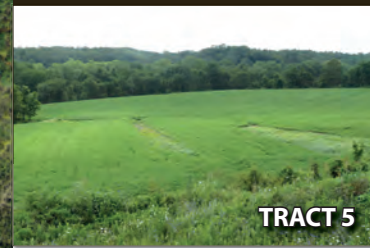
TRACT 3



TRACT 3



TRACT 4



TRACT 5



TRACT 5



TRACT 5

TRACT 5: 69.15± acres with road frontage on Spurgeon Hill Rd. 26± acres are currently planted in soybeans. The predominant soil types are Elkinsville silt loam and Nolin silt loam. This is a very unique property with income-producing tillable land, wooded land, and a great recreational value with over 2,000' of frontage along the Brush Creek.

FARM B - 160± ACRES ON FRANK YOUNG ROAD INCLUDES TRACTS 6 & 7:

TRACT 6: 47± acres includes a 2-bedroom, full-bath home and 48'x36' outbuilding with frontage on Frank Young Road and OH-125. This tract boasts rolling, wooded land with mixed hardwoods and cedar trees, logging roads, trails, and a beautiful, solid-rock-bottom stream meandering through the property.



TRACT 6



TRACT 6



TRACT 6

TRACT 7: 113± acres of wooded land with frontage on Frank Young Road and OH-125. This tract has mixed hardwoods, cedar trees, rolling hills and bottoms, heavily travelled game trails, and abundant wild life. Investigate the opportunity of owning secluded wooded property with beautiful views in a convenient location.



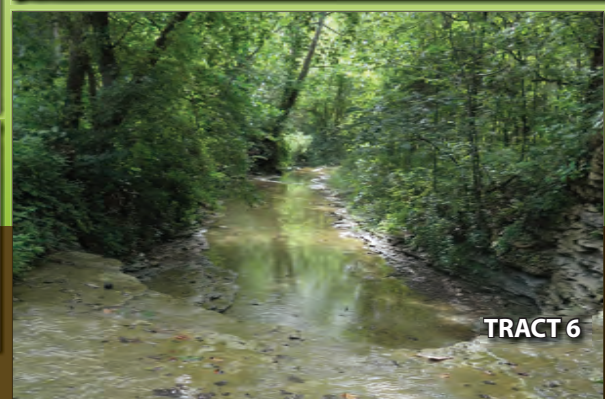
TRACT 7



TRACT 7



TRACT 7



TRACT 6