

Real Estate AUCTION

THURSDAY, NOVEMBER 13 • 6 PM
held at the New Covenant Church of Christ, 353 E. 2nd St., Waverly, OH



- Private Setting, Beautiful Views
- Country Home and Outbuildings
- Scioto River
- Wooded Frontage on the
- Prime Level Tillable Land



Waverly, OH • Pike Co., West Jackson Twp.

133[±] acres
OFFERED IN 3 TRACTS



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SCHRADER
Real Estate and Auction Company, Inc.
950 N. Liberty Drive
Columbia City, IN 46725
800-451-2709 • 260-244-7606
Auction Managers:
Nick Cummings, CAI 740-572-0756
Dale Evans 260-894-0458
#63198613759
email: auctions@schraderauction.com

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Ohio OFFERED IN 3 TRACTS

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LIVE INTERNET BIDDING
Visit SchraderAuction.com for details

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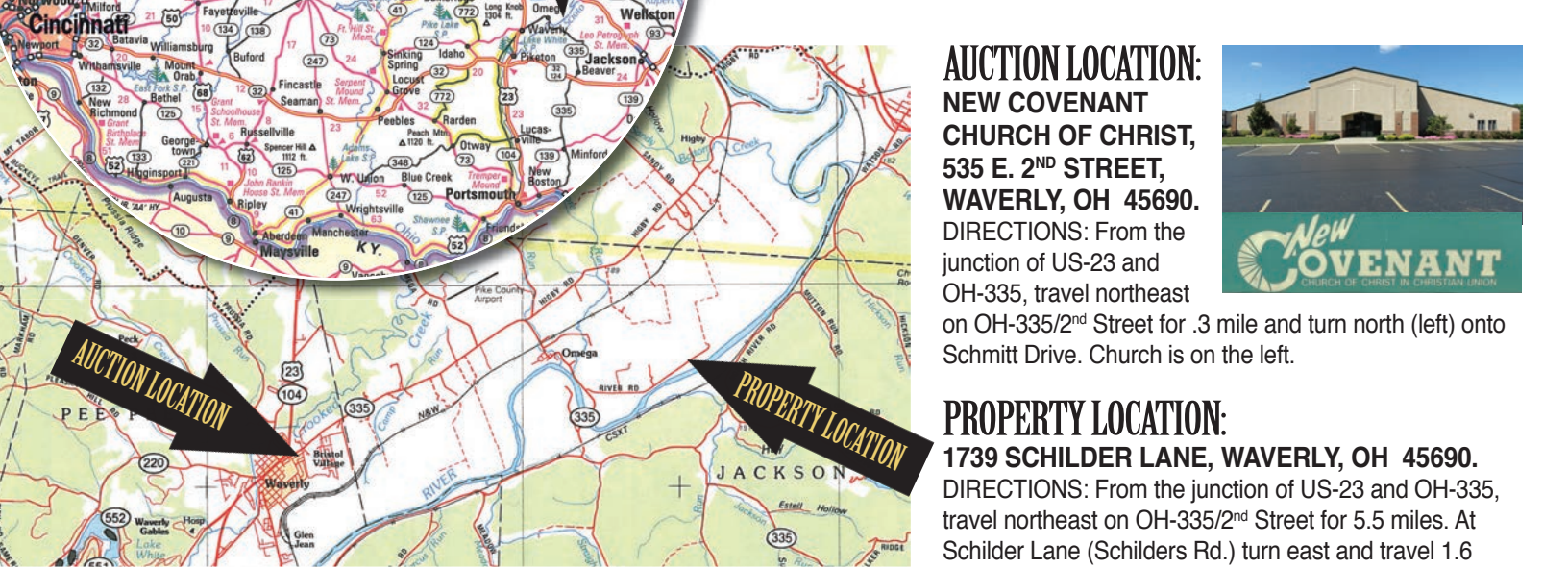
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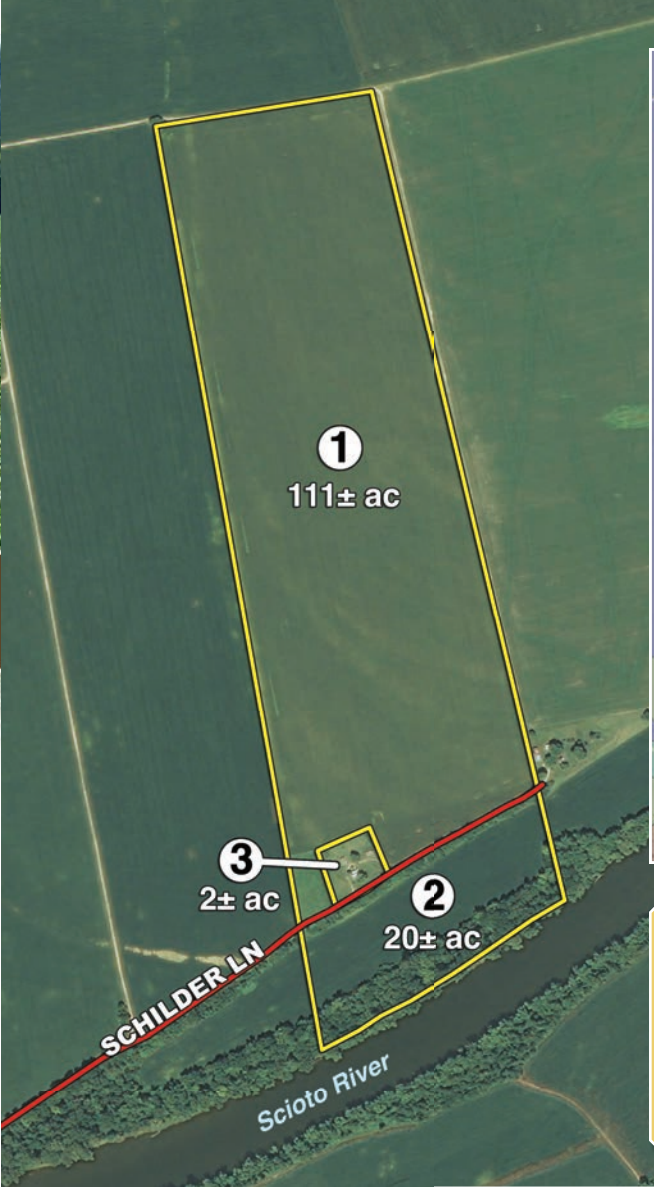
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Pike County is nestled within the Scioto Valley which offers something for every season including hunting, fishing, hiking, camping, and swimming. It's strong infrastructure connects Pike County to surrounding counties and metropolitan areas.



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 Kevin Jordan at Schrader Auction Co., 800-451-2709.



AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts and as a total 133± 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: Possession at closing subject to tenant's rights for the remainder of the 2014 crop year.

REAL ESTATE TAXES: Annual taxes for the entire property are \$2,580. 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 Co. 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.

SOIL TYPES	
Code	Soil Name
Mh	Martinsville loam
Ge	Genessee silt loam
En	Elkinsville silt loam

**OPEN HOUSE /
INSPECTION DATES:**

Monday, October 13, 4-6 PM
Thursday, October 30, 4-6 PM

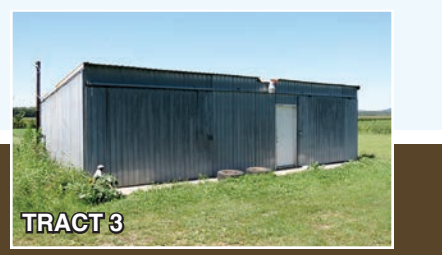
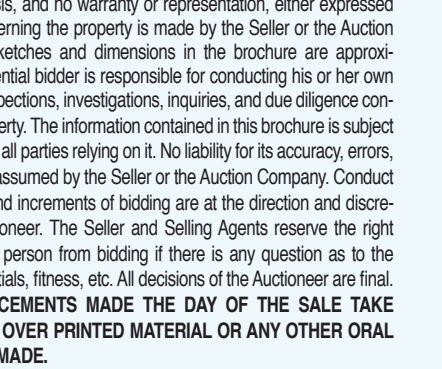
Meet a Schrader
representative at the home on
Tract 3 for more information.

TRACT DESCRIPTIONS:

TRACT 1: 111± acres of prime, mostly tillable cropland. Martinsville loam is the predominant soil type. Investigate the water supply with the Scioto River and the buried Teays River valley network. This would be an excellent addition to any current farming operation with its .7 mile long continuous field and highly productive soil.

TRACT 2: 20± acres with 12± acres tillable. The primary soil type is Genessee silt loam. This tract offers productive cropland, wooded hunting land with mixed hardwoods, frontage on the Scioto River, and is ideal for fishing, boating, and recreational enjoyment. Investigate the income potential.

TRACT 3: 2± acres which includes the 2-story home and outbuildings. The house includes 3 bedrooms, 1 bath, family room, living room, and enclosed porch. The home is located on a very private country setting with exceptional views.



AUCTION MANAGERS:
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