

**AUCTION TERMS & PROCEDURES**

**PROCEDURES:** The property will be offered in 4 individual tracts, any combination of tracts, or as a total 131± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer.

**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:** 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 owners 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 Warranty Deed.

**CLOSING:** The balance of the real estate purchase price is due at closing, which will take place on or before **January 7<sup>th</sup>, 2015**.

**POSSESSION:** Possession will be delivered at closing subject to 2014 tenants farming rights. Buyer to receive **2015 CROP RIGHTS!**

**REAL ESTATE TAXES / ASSESSMENTS:** Buyer to assume the tax payment due for the year 2015 pay 2016. Seller will pay all taxes due and payable for 2014 pay 2015 via a credit at closing. Current taxes for whole farm 2013 pay 2014 are as follows: **Tract 1:** \$1,013.74, **Tract 2:** \$432.10, **Tract 3:** \$1,391.26, **Tract 4:** \$1,596.64.

**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. If a survey is needed, Buyer(s) and Seller will share survey expense 50:50. If the property sells in its entirety, no new survey will be completed.

**EASEMENTS & LEASES:** Sale of the property is subject to any and all easements of record. Note that is Tract 3 sells separately from Tract 2, a new easement will be described and recorded at closing.

**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 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**



**131±  
acres**

• 128± Acres of CROPLAND

• TOP SOILS - 2015 Crop Rights to BUYER

• LARGE LEVEL FIELD for Ease of Operation

• GREAT LOCATION • Good ROAD FRONTAGE

• 1031 Exchange Potential

**BROOKVILLE, OH • Montgomery Co., Perry Twp.**

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Auction Managers: Kevin Wendt 419-566-1599

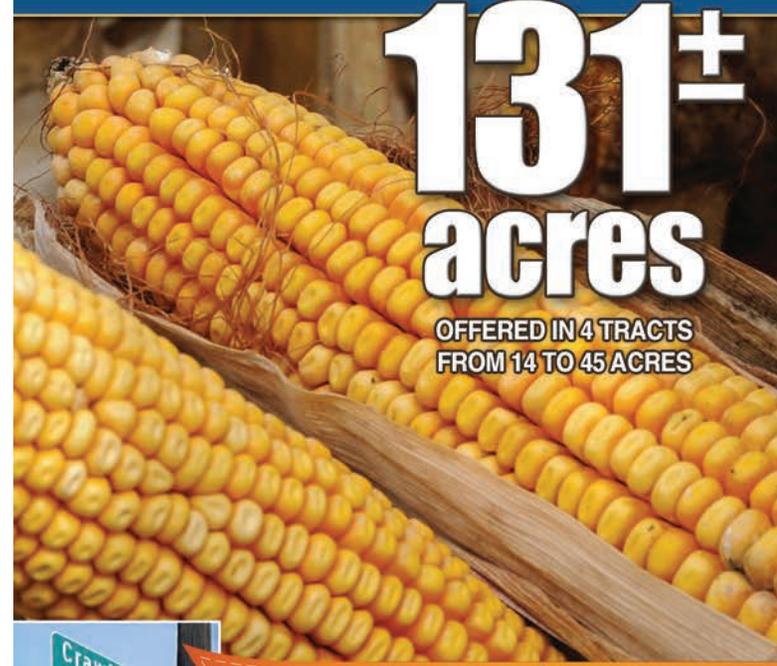
Andy Walther 765-969-0401  
andy@schraderauction.com

NOVEMBER 2014						
SUN	MON	TUE	WED	THU	FRI	SAT
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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



**800-451-2709**  
**SchraderAuction.com**

**BROOKVILLE, OH**  
*Montgomery County • Perry Twp.*



**131±  
acres**

OFFERED IN 4 TRACTS  
FROM 14 TO 45 ACRES



*Quality Soils • Quality Location  
Come examine the possibilities!*

**128± Acres of CROPLAND**  
**TOP SOILS - 2015 Crop Rights to BUYER**  
**LARGE LEVEL FIELD for Ease of Operation**  
**GREAT LOCATION • Good ROAD FRONTAGE**  
**1031 Exchange Potential**



**PRIME LAND**  
**AUCTION**

**Tuesday, November 25 • 1 PM**

at the Christena Leiber Center, Golden Gate Park, Brookville, OH

BROOKVILLE, OH • Montgomery Co. • Perry Twp.

**131±  
acres**

*Prime Land* **AUCTION**

**Tuesday, November 25 • 1 PM**



**PROPERTY LOCATION:** Section 9 & 16 of Perry Township, Montgomery County. Frontage on **Providence Rd. and Crawford Toms Run Rd.** From I-70 at exit 21 take Arlington Rd. south ¼ mile to Westbrook Rd. Then right on Westbrook 1 mile to Crawford Toms Run Rd. Left (south) 2 miles to Providence Rd.

**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 is on the right.



**TRACT DESCRIPTIONS:** (All Acreages are Approximates)

**TRACT 1: 30± Acres** nearly all tillable. 810± feet of frontage on Providence Pike. Predominantly Brookston, Crosby and Celina soils.

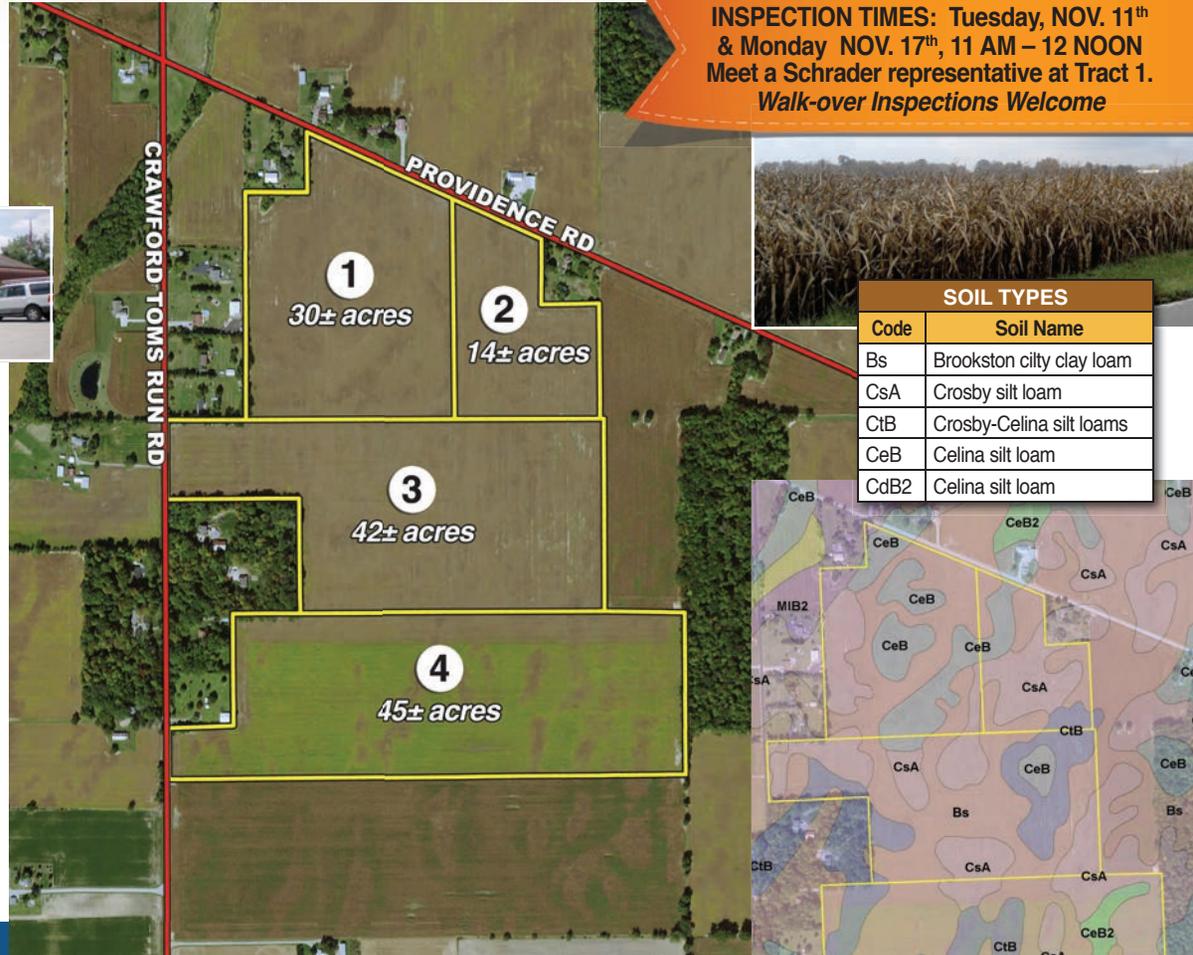
**TRACT 2: 14± Acres** nearly all tillable. 485± feet of frontage on Providence Pike. Examine the possibility of a potential home site. Quality soils.

**TRACT 3: 42± Acres** with frontage on Crawford Toms Run Road. Nearly all tillable with nice entrance. Quality soils. 400± feet of frontage.

**TRACT 4: 45± Acres** nearly all tillable with frontage on Crawford Toms Run Road. Consider combining with Tract 3 for a nice 87± acre Tract. Approx. 270± feet of frontage.

**OWNER: DOUGLAS, STEVEN,  
LISA AND GWEN CROWE**

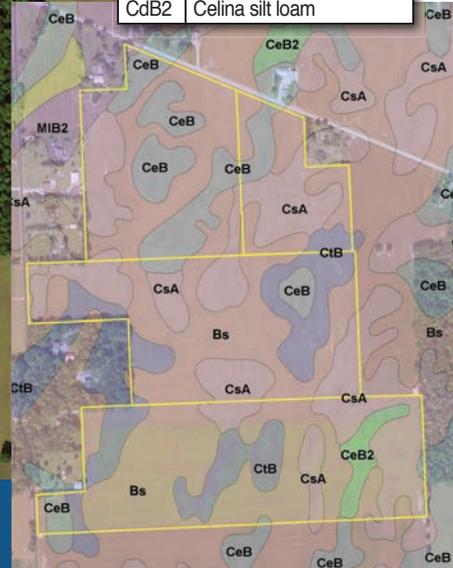
FOR INFORMATION CALL:  
AUCTION MANAGER(S):  
Kevin Wendt • 419-566-1599  
Andy Walther • 765-969-0401  
Email: andy@schraderauction.com



**INSPECTION TIMES: Tuesday, NOV. 11<sup>th</sup>  
& Monday NOV. 17<sup>th</sup>, 11 AM – 12 NOON**  
Meet a Schrader representative at Tract 1.  
*Walk-over Inspections Welcome*



SOIL TYPES	
Code	Soil Name
Bs	Brookston city clay loam
CsA	Crosby silt loam
CtB	Crosby-Celina silt loams
CeB	Celina silt loam
CdB2	Celina silt loam



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