

79± Acres
*Highly Productive,
 Tillable Cropland*

Burgoon, Ohio
 Sandusky County
 Jackson Township SE



950 N. Liberty Drive, Columbia City, IN 46725
 800-451-2709 • 260-244-7606
 Auction Managers:
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DECEMBER 2014

Sun	1	2	3	4	5	6
Mon	8	9	10	11	12	13
Tue	14	15	16	17	18	19
Wed	21	22	23	24	25	26
Thu	28	29	30	31		

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offered in
 3 tracts

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TUESDAY, DECEMBER 2ND • 6:00 PM
 auction held at the American Legion, James W. Sullivan Post 733, Bettsville, OH

m³ MAXIMUM MARKETING METHOD
 In the Schrader Method of Auction, you may put together the tracts in the manner that best fits your needs and desires.



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Northern Ohio Real Estate AUCTION



Northern Ohio Real Estate

Burgoon, Ohio

AUCTION 79± Acres

TUESDAY, DECEMBER 2ND • 6:00 PM

AUCTION LOCATION:

American Legion James W. Sullivan Post
733, 3751 OH-12 (State Street), Bettsville, OH
44815

PROPERTY LOCATION:

2704 CR 13 (Burgoon Road), Burgoon, OH
43407. DIRECTIONS: From Burgoon, Ohio,
travel east on Main St./Burgoon Rd./CR 13 for 1
mile to the property on the north side of Burgoon
Rd. (between OH-590 and OH-12.)

TRACT 1: 38± acres with 33.5± acres tillable as per the FSA. The pre-
dominant soil types are Merrimill loam and Haskins sandy loam. This tract
includes a 64'x40' barn ideal for livestock or equipment storage, a grain
storage bin with aerated floor and sweep auger, and a small framed corn
crib. Investigate the income potential offered here with easy access, quality
soils, and excellent drainage outlets to the open ditches on the north and
east borders.

TRACT 2: 24± acres with 23.3± acres tillable as per the FSA. Soil types
include Merrimill loam, Kibbie sandy loam, and Colwood sandy loam. There
are over 480' of frontage along Burgoon Road. This tract has excellent
drainage outlets on the north and west borders.

TRACT 3: (SWING TRACT) 17± acres with
over 16± acres tillable as per the FSA. Merrimill
loam, Kibbie sandy loam, and Colwood sandy
loam are the primary soil types. The open ditch
provides an excellent drainage outlet. Tract 3
must be purchased in combination with Tract 1
and/or Tract 2 or by an adjoining land owner.

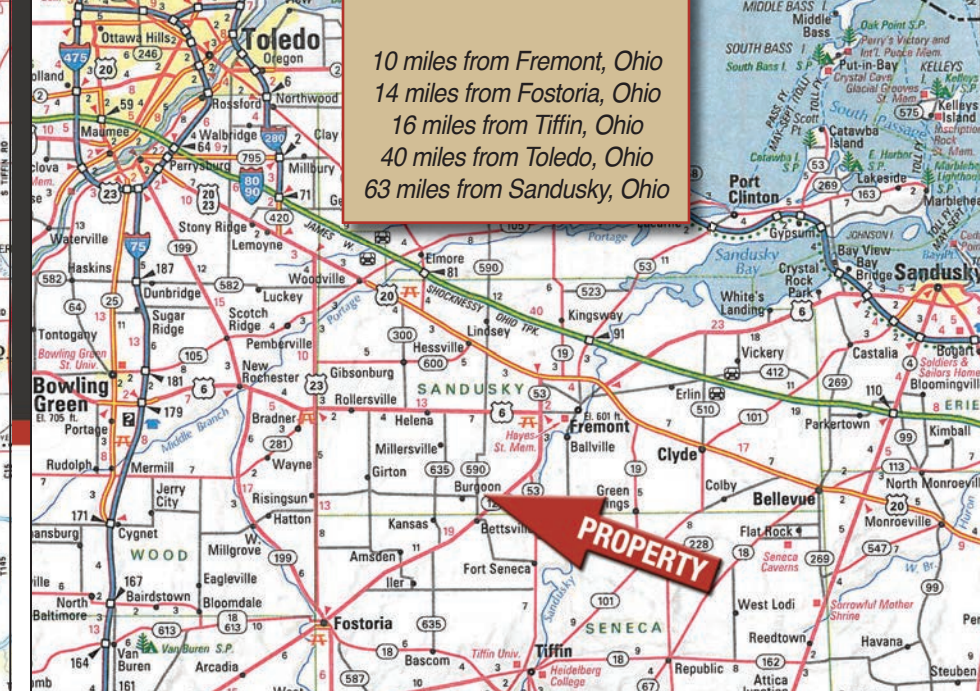
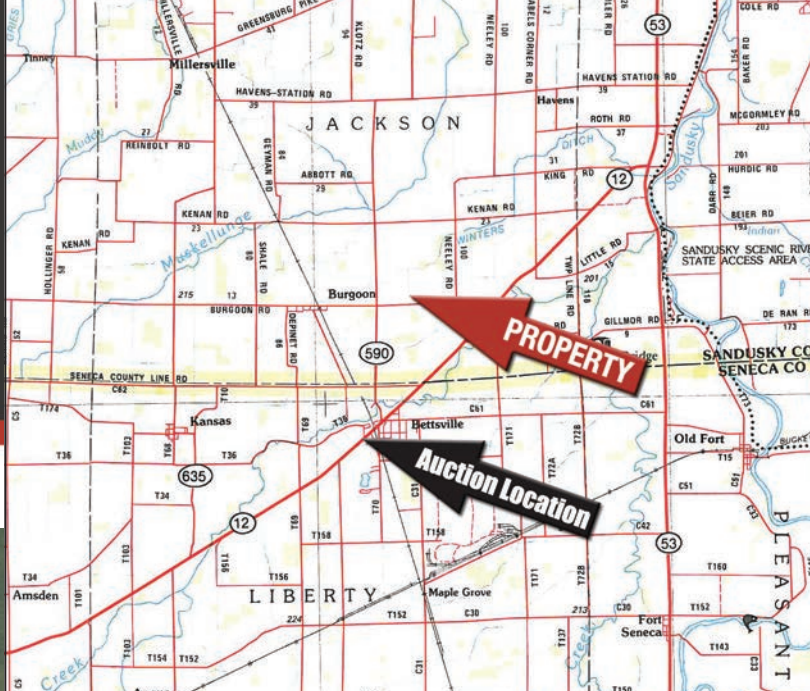
*Inspection/
Information Date:*
TUES., NOVEMBER 11, 3-5 PM
*Meet a Schrader representative
at the barn on Tract 1 for more
information.*

**OWNER: William Mitchell Irrevocable Trust;
Peoples Federal Savings Bank, Trustee**

AUCTION MANAGERS:

Nick Cummings, CAI 740-572-0756
Dale Evans 260-894-0458

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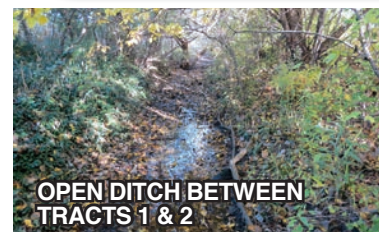


10 miles from Fremont, Ohio
14 miles from Fostoria, Ohio
16 miles from Tiffin, Ohio
40 miles from Toledo, Ohio
63 miles from Sandusky, Ohio



**ONLINE
BIDDING**

You may bid online during the auction at
www.schraderauction.com. You must register
by **Monday, November 24th** to bid online.
For more information, call 800-451-2709.



OPEN DITCH BETWEEN
TRACTS 1 & 2



OPEN DITCH BETWEEN
TRACTS 1 & 3



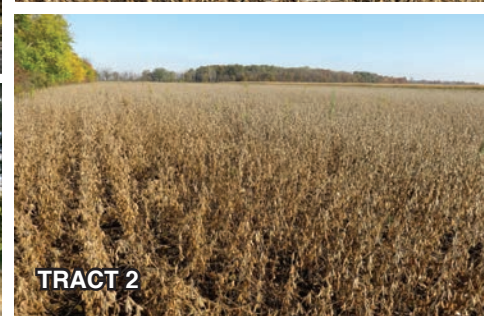
TRACT 2



TRACT 1



TRACT 3



TRACT 2



TRACT 1



FRONTAGE ON BURGON ROAD



TRACT 1



TRACT 1



TRACT 1



TRACT 2

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 3
individual tracts, any combination of tracts and as a
total 79± acre unit. There will be open bidding on all
tracts (with swing tract limitations) 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 there-
of 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 ten-
ants rights for the remainder of the 2014 crop year.

REAL ESTATE TAXES: Buyer shall assume real es-
tate 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 Compa-
ny, 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
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sions 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 MATE-
RIAL OR ANY OTHER ORAL STATEMENTS MADE.**