

Auction Terms & Procedures

PROCEDURES: The property will be offered in 1 individual tract consisting of the total 106.195± acre unit. There will be open bidding 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 owner's 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 November 28, 2017.

POSSESSION: Possession will be delivered at closing. Buyer to receive 2018 CROP RIGHTS!

REAL ESTATE TAXES / ASSESSMENTS: Taxes will be pro-rated to the date of closing using local method of "short-proration".

ACREAGE: All boundaries are approximate and have been estimated based on current legal descriptions.

SURVEY: It is expected that the property will transfer using the most recent survey dated January 8, 2016. If a new survey is required for legal transfer, Buyer(s) and Seller will share survey expense 50:50.

EASEMENTS & LEASES: 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 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. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENT.



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RC17-493

106±
acres
offered in 1 tract

Brookville, Ohio - Perry Township, Montgomery County

Prime Land **AUCTION**

Wednesday

October 25 at 6pm

Prime Land **AUCTION**

Brookville, Ohio
Perry Township
Montgomery County

106±
acres
offered in 1 tract

87.37± FSA Crop Acres

TOP SOILS - 2018 Crop Rights to BUYER

Adjacent to "Meadows of Brookville Subdivision"

GREAT LOCATION with DEVELOPMENT POTENTIAL!

Potential Building Site with mature trees

Abundant Wildlife including Whitetail Deer and Turkey

Wednesday
October 25 at 6pm

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

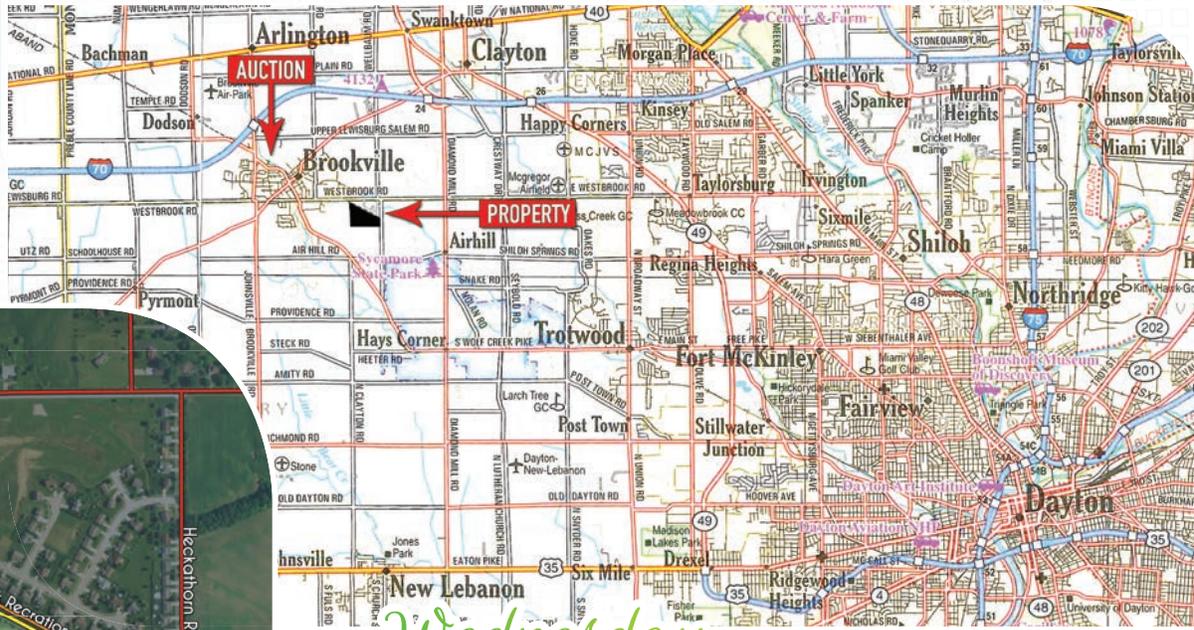


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Prime Land AUCTION

Brookville, Ohio
Perry Township
Montgomery County

**106±
acres**
offered in 1 tract



Wednesday
October 25 at 6pm

TRACT DESCRIPTION: 106.195± Acres (Newly Surveyed) with 87.37± acres of tillable land. The property has 776.43± of road frontage on Heckathorn Road and is bordered on the north by an improved bike and pedestrian trail. There is also a 20± owned strip that fronts on Westbrook Rd. and runs back to the bike path. This is a nice combination property with INCOME PRODUCING tillable land, an ENJOYABLE wooded grass meadow, RECREATIONAL VALUE with abundant wildlife, and POTENTIAL FUTURE TRANSITIONAL value.

Additional features include:

- Quality Crosby, Brookston, and Celina Soils
- Serviced by Brookville School District
- Beautiful potential building site in wooded meadow area
- Montgomery Co. Parcel #L55-02702-0005 and L54-00514-0003
- Excellent fertility with 2017/2018 double rate applied last spring
- FSA Farm # 4144 enrolled in the ARC/County program with 77.1 corn base acres

OWNER: Matthew and Heather Keating

PROPERTY LOCATION: Section 2 of Perry Township, Montgomery County. From I-70 at exit 21 take Arlington Rd. south 1.5 miles to Westbrook Rd. then left (east) 2.5 miles to Heckathorn Rd. Turn right on Heckathorn Rd. and farm will be on your right in 1/4 mile.

AUCTION SITE: 545 East Upper Lewisburg Salem Rd. Brookville, OH. Christena Leiber Center, Golden Gate Park, 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.

INSPECTION DATES: Thursday Sept. 28, Oct. 12 & 19 from 10:30 AM - 11:30 AM

Walk-over Inspections Welcome. Come examine all of the possibilities this property has to offer!



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