

Prime Land AUCTION

Thursday, November 2 @ 6pm

LIBERTY, IN • UNION COUNTY • CENTER TWP.
CAMDEN, OHIO • PREBLE COUNTY • ISRAEL TWP.

244±
in 4 Tracts acres

*Come examine
all of the possibilities
this property has to offer!*

PROPERTY LOCATION: Section 12 of Center Township, Union County, IN and Section 7 of Israel Township, Preble County, OH. Commonly known as 5438 E. SR 44, Liberty, IN. From Liberty, Travel east on SR 44, 5 miles to the property on the left. As SR 44 turns north at the IN/OH state-line, continue straight (north on State Line Rd.) the property sits on both sides of the road and also has frontage on Campbell Road. **NOTE: At the state line, IN SR 44 turns into OH SR 725.**

AUCTION SITE: Union County 4-H Community Building in Liberty. From the intersection of Hwy. 27 and Hwy. 44 east on Union St. to end of street, Community Building is on the left. 411 Patriot Blvd., Liberty, IN.

TRACT DESCRIPTIONS: Tracts ranging from 35 to 84 Acres
Preble County, Israel Township, Section 7 - Farm # 1

TRACT 1: 69± ACRES nearly all tillable except waterway. Frontage on State Line and Campbell Roads. Nearly level field with great access. Quality Fincastle and Cyclone soils.

Union County, Center Township, Section 12 - Farm # 2

TRACT 2: 83± ACRES with estimated 81 acres of cropland. Frontage on State Line Road. A mix of high quality soils including Reesville, Russell and Brookston. Consider this as an investment tract or adding to your current operation.

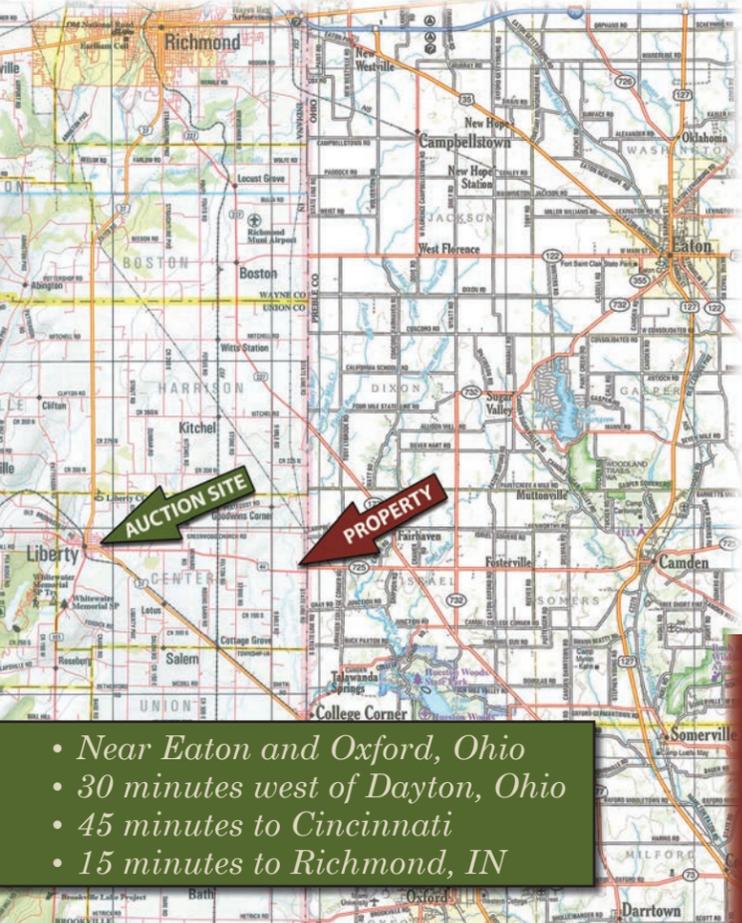
TRACT 3: 57± ACRES with estimated 40 acres of cropland and 11.5± acres of fenced pasture. Farmstead with home and buildings including 1960 sf house, 40' x 48' bank barn, 31' x 51' metal sided machinery shed, (2) Brock grain bins- 7K and 8K bushel capacity with gas heaters and centrifugal fans. Features predominately Russell and Genesee silt loams. Very nice location with SR 44 frontage (5738 E. SR 44). **Note: House is subject to 3± years remaining on a non-income producing residential lease.**

TRACT 4: 35± ACRES with 28± acres cropland and about 2 acres of woodland. Frontage on SR 44 with established field entrance. Quality soils bordered on the east by an open ditch.

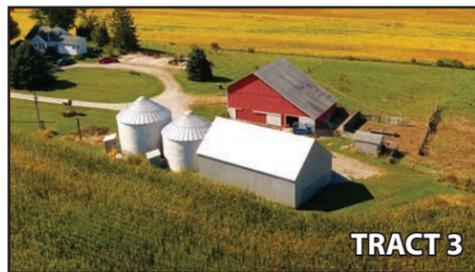
INSPECTION TIMES:
Friday, Oct. 6 • 9:00 AM - 10:30 AM
Friday, Oct. 20 • 9:00 AM - 10:30 AM
Or Call Agent to Schedule Showing



AUCTION TERMS & CONDITIONS:
PROCEDURES: The property will be offered in 4 individual tracts, any combination of tracts, or as the total 244± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer.
DOWNPAYMENT: 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: Tract 1 (*Ohio Property*): 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". Tracts 2-4 (*Indiana Property*): Sellers shall provide an owners title insurance policy in the amount of the purchase price.
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 December 6th, 2017.
POSSESSION: Possession will be delivered at closing on all crop land and agricultural buildings. Buyer to receive 2018 CROP RIGHTS! House possession is at closing subject to 3± years remaining on a non-income producing residential lease.
REAL ESTATE TAXES / ASSESSMENTS: Taxes will be pro-rated to the date of closing using local methods.
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 will share survey expense 50:50. Combination purchases will receive a perimeter survey only. Closing prices will be adjusted to reflect any differences between advertised and surveyed acreages.
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.
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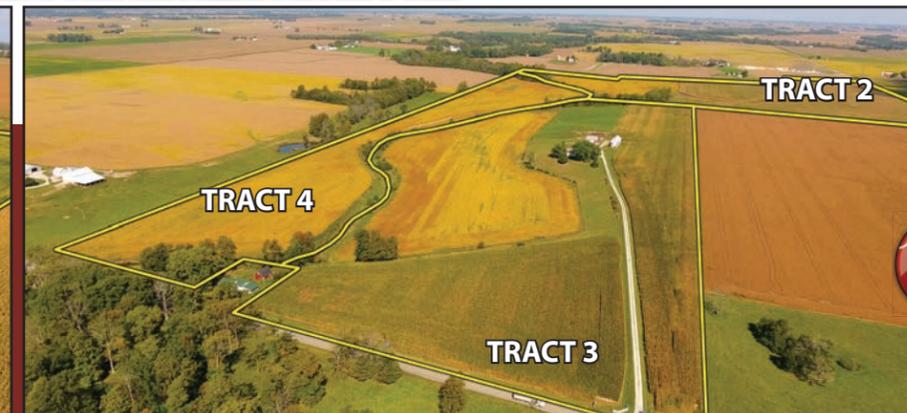
- Near Eaton and Oxford, Ohio
- 30 minutes west of Dayton, Ohio
- 45 minutes to Cincinnati
- 15 minutes to Richmond, IN



TRACT 3



TRACT 1



TRACT 2

TRACT 4

TRACT 3

OWNER: Brian D. Banks

For Information Call: Auction Managers: Andy Walther
765-969-0401 • Email: andy@schraderauction.com

800-451-2709

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