

AUCTION TERMS & CONDITIONS

PROCEDURE: The property will be offered in 2 tracts and in combination. There will be open bidding on all tracts and the combination of tracts during the auction as determined by the Auctioneer.

DOWN PAYMENT: 10% down payment on the day of auction with the balance in cash at closing. 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: All successful bidders will be required to enter into purchase agreements at the auctions site immediately following the close of the auction. Sale is subject to the Sellers' approval.

DEED: Seller shall provide a Warranty Deed.

CLOSING: The balance of the purchase price is due at closing, which will take place on or before June 7, 2018. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession will be delivered at closing. However, immediate access is available prior to closing for spring farming activities (including planting the 2018 crop), subject to Buyer's execution of a Pre-Closing Access Agreement.

REAL ESTATE TAXES: Seller to pay the 2017 taxes due and payable in 2018.

ACREAGE: All tract acreage, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where the tract divisions in this auction create new boundaries. Solely the Seller shall determine any need for a new survey. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance.

AGENCY: Schrader Real Estate & Auction Co. Inc. and its representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All infor-

mation 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 conduct of his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in the brochure is subject to verifications by all parties relying on it. The Seller or the Auction Company assumes no liability for its accuracy, errors, or omissions. Conduct of the auction and increments of bidding are at the 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.

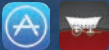
OWNERS: Westwatch Holding, LLC



950 N. Liberty Drive
Columbia City, IN 46725
260-244-7606 • 800-451-2709

BROKER:
Rex Schrader II
BRK.2014002282
REC.0000314452

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MAY 2018						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	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	31		



Land Auction
WILLIAMS COUNTY, OHIO
TILLABLE FARMLAND



SCHRADER
Real Estate and Auction Company, Inc.
Land Auction
WILLIAMS COUNTY, OHIO
TILLABLE FARMLAND



ONLINE BIDDING
AVAILABLE

MONDAY, MAY 7TH - 6PM
Auction held at the Edon Ohio Community Building
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Land Auction

WILLIAMS COUNTY, OHIO

TILLABLE FARMLAND

71±
ACRES, 2 TRACTS

MONDAY, MAY
7TH - 6PM

AUCTION LOCATION:

Edon Community Building - 320 Parkway St., Edon, OH 43518 - Starting at Edon, Ohio, from the junction of 34 and 49, go north 1/4 mile to Parkway St., then go left (or west) to sale site.



PROPERTY LOCATION:

From the junction of 34 & 49, go 2.5 miles north on 49; property will be located on the west side of the road.

TRACT DESCRIPTIONS:

Tract 1: 31± Acres

of productive farmland, with one outbuilding (approx. 48' by 32') with a concrete floor and upper loft area. Also has access and road frontage on SR 49.

Tract 2: 40± Acres

of productive farmland with good drainage to open ditch. This tract also has good frontage on County Road 2-L and access to SR 49.



TRACT 1



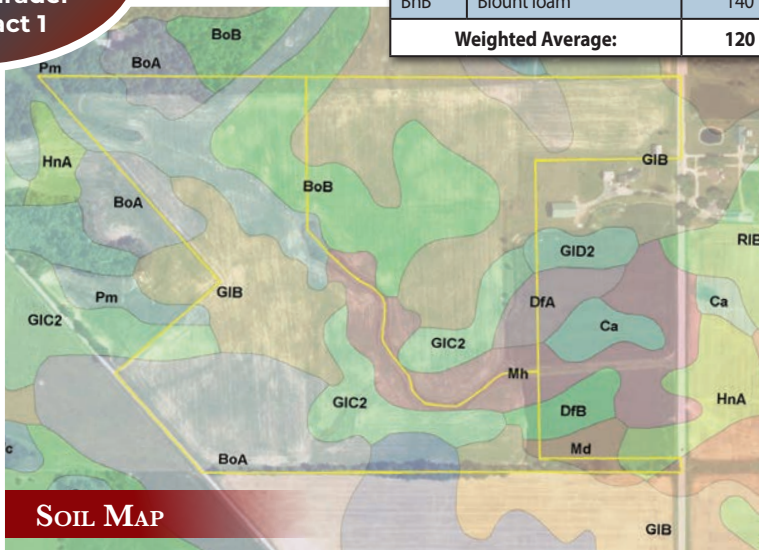
Inspection Dates

- April 23rd, 3-5pm
- May 7th, 2-4pm
- meet a Schrader Rep. at Tract 1

SOIL TYPES		
Code	Soil Name	Corn Index
GIB	Glynwood loam	133
BoA	Blount loam	110
BoB	Blount loam	105
GIC2	Glynwood loam	85
Pm1	Pewamo silty clay loam	157
Mh	Millgrove loam	125
GIC	Glynwood loam	90
BnB	Blount loam	140
Weighted Average:		120



AERIAL MAP



SOIL MAP

SELLERS:

WESTWATCH HOLDING, LLC

SCHRADER
Real Estate and Auction Company, Inc.

call or visit our website for more info:

800-451-2709

www.SchraderAuction.com



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.