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Major
OHIO LAND AUCTION **831±**
IN 6 TRACTS ACRES

Miami County, Ohio

OCTOBER 2022

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9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

Miami County, Ohio • 10 mi. N of DAYTON, OH • 7 mi. S of TROY, OH • 50 mi. W of COLUMBUS, OH

831±
ACRES

OFFERED IN 6 TRACTS

*Subject to final county / township approval *

Major
OHIO LAND AUCTION

Thursday October 27th @ 6:00 pm

- 735.74± FSA Cropland Acres
- RARE Opportunity to buy a large CONTIGUOUS TRACT
- 600± IRRIGATED ACRES w/ (4) PIVOTS, IRRIGATION EQUIPMENT INCLUDED
- QUALITY PROVEN yields along with well MANAGED FERTILITY
- ABUNDANT ROAD FRONTAGE ON OH SR 202 & Tipp-Elizabeth Rd.
- ADJACENT TO TIPP CITY, OH
- LARGE Fields for EASE of farming OPERATION
- 1031 Exchange Opportunity



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Auction Site: Miami County Fairgrounds, Duke Lundgard Building at
650 N County Rd 25A, Troy, Ohio 45373

Miami County, Ohio • Tipp City

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Miami County, Ohio

831± ACRES

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PROPERTY LOCATION: Located at the intersection of OH SR 202 and Tipp – Elizabeth Road just east of Tipp City, Ohio (for GPS Mapping purposes, Near 3310 SR 202, Troy, Ohio)

DIRECTIONS: (Near 3310 SR 202, Troy OH). From I-75 North, take exit 68 (Tipp City, West Milton) then East on W. Main Street (OH 571) to OH 202. Then north 1 mile to the farm. OR from I-70 take exit 36 toward OH-202 / Old Troy Pike, continue north 8 miles to the farm on your left.

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- 10 mi. N of DAYTON, OH • 7 mi. S of TROY, OH •
- 50 mi. W of COLUMBUS, OH •

Bethel, Elizabeth, Staunton Township(s), MIAMI Co., Ohio

TRACT 1: 405± ACRES with 357.65± FSA cropland acres. This is a rare opportunity to own a large contiguous field with access to established wells and irrigation history. Soils feature a predominant mix of Genesee, Wea & Ross Silt loams. Frontage and access points on Tipp-Elizabeth Road. This farm combines quality production agriculture with conservation stewardship easements protecting the flowing riparian water sources through the farm. The tract currently features (2) irrigation pivots sourcing water from a shared 20" well along with an additional 14" well located on this tract.

TRACT 2: 142± ACRES with 131.14± FSA cropland acres with frontage on Tipp-Elizabeth Rd. Soils feature a mixture of Ross silt loam and Genesee silt loams. Part of this tract is currently irrigated. Equipment to remain with tract. Like Tract 1, conservation easements protect the water along the streams.

TRACT 3: 104± ACRES with 87.87± FSA cropland acres featuring Genesee and Ross silt loams. Great location with 300' of frontage on OH SR 202 along with use of an established gravel driveway.

TRACT 4: 57± ACRES with an estimated 50.0± FSA cropland acres. Consider combining with Tract 3 or 5. Predominantly Eldean soils. Quality frontage on OH SR 202.

TRACT 5: 24± ACRES with a mix of tillable and wooded land. This features an elevated wooded site perfect for hunting or recreation.

TRACT 6: 99± ACRES with approximately 90± FSA cropland acres. Predominantly Eldean Soils. Frontage on both SR 202 and Tipp-Elizabeth Rd.

OWNER: GRUSENMEYER LAND LLC

Auction Manager(s):

Travis Kelley • 740-572-1525, travis@schraderauction.com
Andy Walther • 765-969-0401, andy@schraderauction.com

INSPECTION DATES & TIMES:
Monday, October 3rd • 9am-11am | Monday, October 10th • 9am-11am | Monday, October 17th • 1pm-2pm

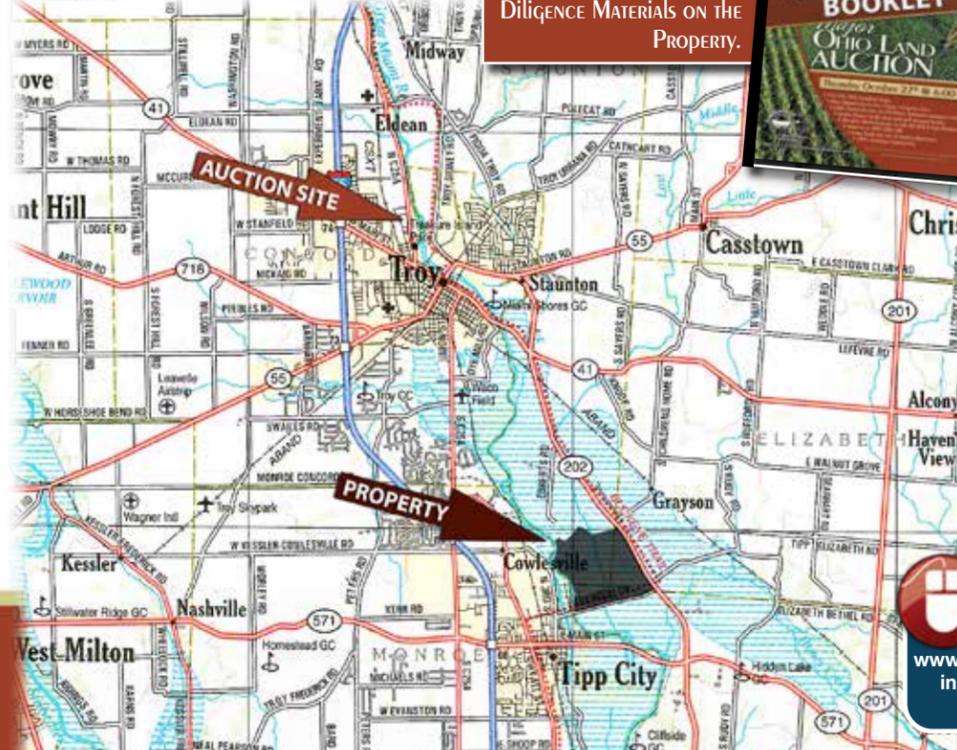
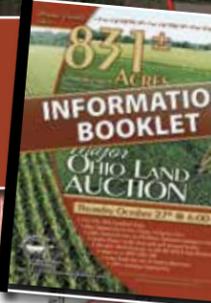


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CONTACT AUCTION MANAGER FOR DETAILED INFORMATION BOOK! with Additional Due-Diligence MATERIALS ON THE PROPERTY.



AUCTION TERMS & PROCEDURE:

PROCEDURES: The property will be offered in 6 individual tracts, any combination of tracts, or as a total 831± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer.

DOWNPAYMENT: 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(s).

CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before December 15th, 2022.

POSSESSION: Possession will be delivered at closing subject to the removal of the 2022 crop and the right to have an equipment auction on the property prior to December 31st, 2022.

REAL ESTATE TAXES / ASSESSMENTS: Taxes will be pro-rated to the date of closing (Long pro-ration method). The property is currently enrolled in the CAUV program.

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. Any need for a new survey shall be determined solely by the Seller. 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 subject to title transfer.

EASEMENTS & LEASES: Sale of the property is subject to any and all easements of record. (Contact Agent for information Book)

CONSERVATION EASEMENTS: The farm features several Miami Conservancy District (MCD Parcel 4669) perpetual easements along the waterways.

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 ACCIDENTS.

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 Schrader Auction Co. - 800-451-2709.



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