

Monday, October 7 • 6pm
 Held at the Van Wert Co. Fairgrounds



Offered in 3 Tracts

233± Acres

QUALITY PRODUCTIVE FARMLAND

LAND AUCTION

VAN WERT COUNTY

Ohio
LAND AUCTION
 QUALITY PRODUCTIVE FARMLAND

VAN WERT COUNTY

233± Acres

Offered in 3 Tracts



866.340.0445
 www.schraderauction.com

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OCTOBER 2013						
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27	28	29	30	31		

OHIO OFFICE: 2663 Lewis Rd. NE
 Washington C.H., Ohio 43160
 AUCTION MANAGER:
 Jerry Ehle 866-340-0455 • 260-749-0445



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Van Wert County, Ohio
LAND AUCTION
 233± Acres
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Ohio LAND AUCTION 233± Acres

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VAN WERT COUNTY

QUALITY PRODUCTIVE FARMLAND

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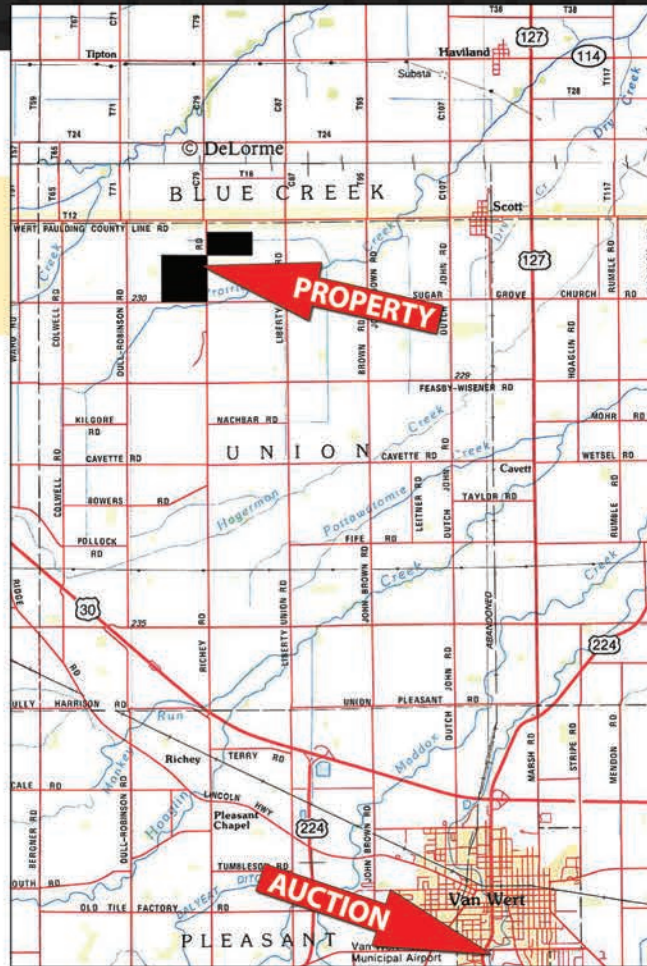
AUCTION HELD AT VAN WERT COUNTY FAIRGROUNDS
1055 SOUTH WASHINGTON STREET, VAN WERT, OHIO

PROPERTY LOCATION: UNION TOWNSHIP, SECTIONS 4 & 5
Located at the intersection of Richey Road and Elm Sugar Road
From U.S. Highway 30, travel north 5 miles to property.
From the town of Scott and Highway 127, travel west 3 miles to Richey Road.

TRACT 1: 76.37± ACRES with frontage along Richey Road. This tract is all Hoytville Soils.
FSA Cropland – 76.34 acres
Corn Base Acres – 25.30 with Direct Yield of 132
Soybeans Base Acres – 25.30 with Direct Yield of 41
Wheat Base Acres – 25.30 with Direct Yield of 70
ANNUAL TAXES: \$1727.02 plus 54.62 special assessment

TRACT 2: 78.3± ACRES with frontage along both Richey and Elm Sugar Roads. This tract is mostly Hoytville soils with about an 11 acre portion of Nappanee toward the south.
FSA Cropland – 77.87 acres.
Corn Base Acres – 32.50 with Direct Yield of 138
Soybeans Base Acres – 25.90 with Direct Yield of 37
Wheat Base Acres – 19.50 with Direct Yield of 69
ANNUAL TAXES: \$1684.00 plus \$58.93 special assessment

TRACT 3: 78.3± ACRES with frontage along Elm Sugar Road. This tract is mostly Hoytville soils with a 15 acre belt of Nappanee toward the south.
FSA Cropland – 77.90 acres
Corn Base Acres – 32.50 with Direct Yield of 138
Soybeans Base Acres – 25.90 with Direct Yield of 37
Wheat Base Acres – 19.50 with Direct Yield of 69
Annual Taxes: \$1610.06 plus \$59.48 special assessment

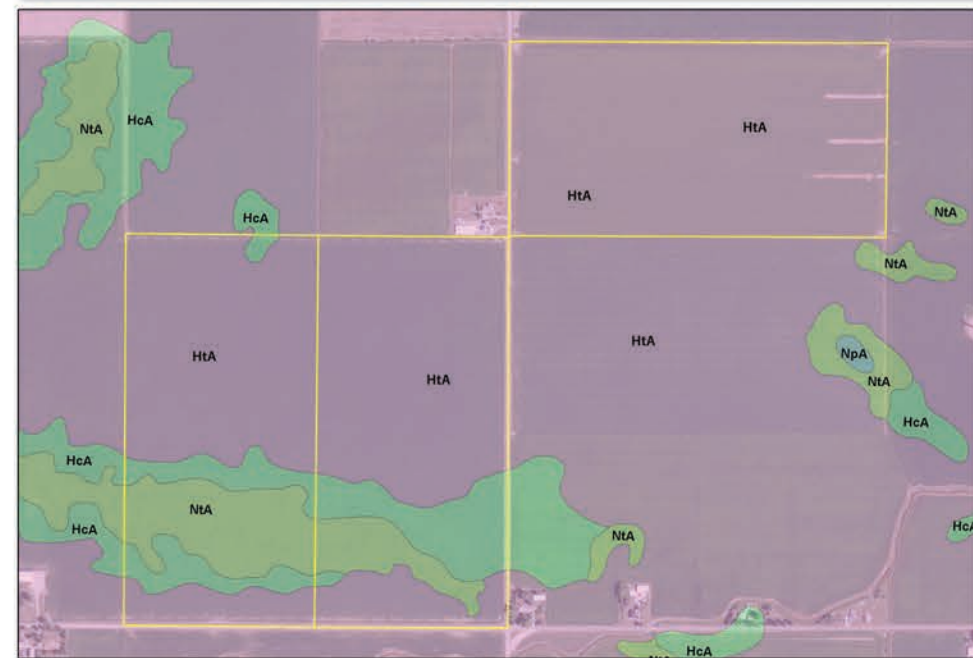


SELLERS: David Wilson, Nicholas North Co., Inc., Janice Wilson Terhune
AUCTIONEER: JERRY EHLE 260-749-0445 • 866-340-0445

SCHRADER Real Estate and Auction Company, Inc. www.schraderauction.com
800-451-2709
866-340-0445



REAL ESTATE PREVIEW:
Mon., September 9 • 10am - 12noon
Tues. September 17 • 5pm - 7pm.
Meet a Schrader Representative at the farm.



Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class	Productivity Index	Alfalfa hay	Brome-grass-alfalfa hay	Corn	Corn silage	Grass legume hay	Oats	Pasture	Soybeans	Winter wheat
HtA	Hoytville silty clay, 0 to 1 percent slopes	36.6	80.9%		Illw	79			145		5		9.9	40	58
NpA	Nappanee silty clay loam, 0 to 2 percent slopes	22.5	9.6%		Illw	0	5.5	3.8	120	19		87		38	57
HcA	Hoytville silty clay loam, 0 to 1 percent slopes	22.1	9.5%		Illw	79			150		5		9.9	42	60
						Weighted Average	71.4	0.5	0.4	143.1	1.8	4.5	8.4	8.9	58.1

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts and as a total 233± acre unit. There will be open bidding on all tracts 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 thereof 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 of the property shall be given on day of closing subject to owner's and tenant's rights for the remainder of the 2013 crop year.

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. Buyer(s) and Seller shall share any survey expense 50:50.
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 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 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 relying on it. No liability for its accuracy, errors, or omissions 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 MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.



REAL ESTATE TAXES: Buyer shall assume real estate taxes beginning with the 2014 calendar year taxes due and payable 2015. If usage is changed, the Buyer is responsible for CAUV Recoupment.