

AUCTION TERMS & PROCEDURES

PROCEDURES: The property will be offered as a single 82.59± acre unit. There will be open bidding 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 May 15, 2020.

POSSESSION: Possession will be delivered at closing. Possession for "standard farming practices" will be given immediately after the auction with execution of a pre-closing possession agreement. (Contact Agent for details).

REAL ESTATE TAXES / ASSESSMENTS: Taxes will be pro-rated to the date of closing. 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 sufficient for title transfer.

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 ACCIDENTS.

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LONDON, OHIO MADISON CO.

LAND AUCTION

Tuesday, April 14th @ 6pm

LONDON, OHIO MADISON CO.

LAND AUCTION

Tuesday, April 14th @ 6pm

82.59± acres IN 1 TRACT

- 79± FSA TILLABLE ACRES
- 2020 CROPPING RIGHTS TO THE BUYER
- NICE FIELD FOR EASE OF FARMING OPERATION
- QUALITY SOILS IN TOP AGRICULTURAL AREA
- GREAT LOCATION! ADJACENT TO LONDON, OH (7.22 ACRES IN CITY LIMITS)
- ABUNDANT FRONTAGE ON OLD SPRINGFIELD ROAD

Great opportunity for the Investor, Farmer or Developer!

Examine the possibilities this farm has to offer!

AUCTION SITE: MADISON COUNTY FAIRGROUNDS – 205 ELM ST, LONDON, OH

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LONDON, OHIO



MADISON CO.

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AUCTION SITE:

Madison County Fairgrounds
205 Elm St. London, OH 43140

- 50 MILES EAST OF DAYTON, OH
- 30 MILES WEST OF COLUMBUS, OH
- 20 MILES EAST OF SPRINGFIELD, OH

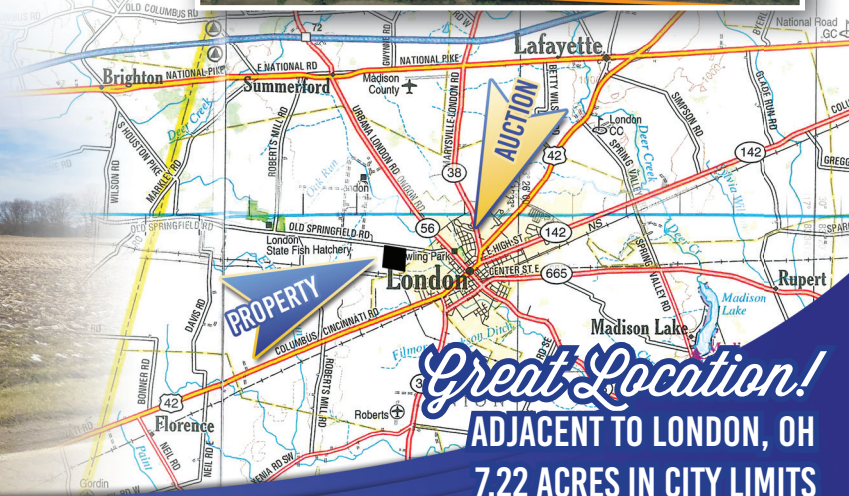
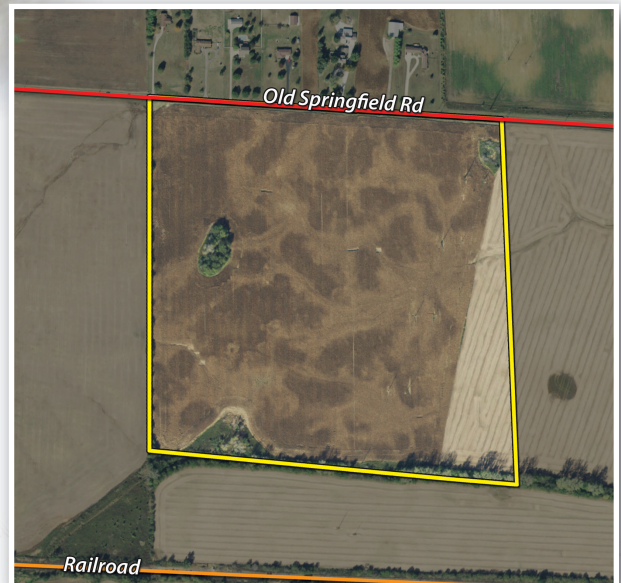
PROPERTY LOCATION:

From the center of London, OH, take N Main St (OH-56) north ½ mile to Old Springfield Rd. Turn left (west) on Old Springfield Rd. Continue for 1 mile to the farm on the south side of the road.

INSPECTION DATES: MEET A SCHRADER REPRESENTATIVE ON THE FARM
TUESDAY, MARCH 17 & 31 FROM 9AM – 10AM

FARM DESCRIPTION:

82.59± Acres of productive farmland. The property features 79± FSA tillable acres with predominantly Kokomo and Crosby soils. The farm boasts excellent frontage on Old Springfield Road with 7.22± acres within the London City Limits. Examine the development potential of this tract. Nice shaped field for overall ease of farming operation. Add it to your current farmland base or consider its excellent stand-alone investment potential.



Great Location!
ADJACENT TO LONDON, OH
7.22 ACRES IN CITY LIMITS

OWNER: GILBERT F. GOODHEIL

Call or visit our website for more photos or a detailed information book!

AUCTION MANAGERS: TRAVIS KELLEY • 740.572.1525 • ANDY WALTHER • 765.969.0401

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