

TERMS AND CONDITIONS

PROCEDURES: The property will be offered in 3 individual tracts, any combination of tracts, or as a total 198.87± 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.

BUYER'S PREMIUM: A 2% Buyers Premium will be added to the auction bid to create the final contract purchase price.

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 1st, 2022.

POSSESSION: Possession will be delivered at closing.

REAL ESTATE TAXES / ASSESSMENTS: Seller will pay the 2022 taxes payable in 2023. 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 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.

SCHRADER
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800-451-2709 • SchraderAuction.com

Wood County, OH
LAND AUCTION
198±
in 3 Tracts acres



OCTOBER 2022						
SUN	MON	TUE	WED	THU	FRI	SAT
					1	8
			5	6	7	
2	3	4	11	12	13	14
9	10	11	18	19	20	21
16	17	18	25	26	27	28
23	24	25	31			

LAND AUCTION

Wood County • Dreshler, OH

198±
acres
in 3 Tracts

- 195± FSA Cropland Acres
- Investment Quality Soils
- Abundant Road Frontage on (2) Roads
- Large Fields for ease of farming Operation
- 1031 Exchange Opportunity

2% Buyer's Premium

Tuesday, October 18th
at 11:00am

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LAND AUCTION

Tuesday, October 18th • 11:00am

Wood County, OH
198±
in 3 Tracts *acres*

PROPERTY LOCATION:

- 15 mi. NW of FINDLEY, OH •
- 4 mi. W of NORTH BALTIMORE •
- 20 mi. SW of BOWLING GREEN •

DIRECTIONS: (Near 20575 Reigle Rd. Deshler, OH 43516). From I-75 take exit 167 (Fostoria, North Baltimore). Travel west on Deshler Rd. (Ohio 18) for 7 miles to Reigle Rd. Continue for ½ mile and the farm is located at the intersection of Reigle Road and Weston Road.

AUCTION SITE: American Legion Post 539, American Legion Dr., North Baltimore, Ohio 45872.

TRACT DESCRIPTIONS:

Section 35, JACKSON Township, WOOD Co., Ohio

TRACT 1: 80± ACRES nearly all FSA cropland acres. This features quality Hoytsville soils with road frontage along Weston & Reigle Roads. Add this to your current operation or consider this as a stand-alone investment.

TRACT 2: 50± ACRES nearly all tillable. Consider combining with Tract 1 or 3.

TRACT 3: 68± ACRES nearly all tillable land featuring Hoytsville silty loam soils. Great location with quality frontage on Reigle Rd. Excellent investment opportunity.



Inspection Dates:
Monday, October 3rd • 1pm – 2pm
Monday, 10th • 1pm – 2pm



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.

OWNER: DuRoc Trust

AUCTION MANAGER(S):
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