

Important Ohio Land

242[±]
acres

AUCTION

Heidlebaugh Farm LLC

ALLEN COUNTY, OHIO • (Spencerville, OH)

13 mi. West of LIMA, OH • 8 mi. South of DELPHOS, OH

15 mi. North of ST. MARYS, OH

Offered in 4 Tracts *Subject to final County /
Township approval*

- 185± FSA Cropland Acres with 2.21± CRP Acres
- 45± Acres of Mature Woods
- Rare Opportunity to buy a large contiguous tract
- Quality Pewamo & Blount Soil Mix
- Abundant Road Frontage on SR 81 & SR 66
- Located in a TOP Agricultural Area
- 1031 Exchange Opportunity

Tuesday, September 26th at 6pm

Auction held at Delphos Eagles, 1600 East 5th St., Delphos, Ohio 45833

800-451-2709
SchraderAuction.com



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AUCTION SITE:
Delphos Eagles,
1600 East 5th St., Delphos, Ohio 45833

PROPERTY LOCATION: Located at the intersection of OH SR 81 (Allentown Rd.) and OH SR 66 (S. Saint Marys Road) – Just north of Spencerville, OH (for GPS Mapping purposes, adjacent to 11985 Allentown Rd., Spencerville, OH 45887. *NOTE: Buildings not included in the Auction)

DIRECTIONS: From Spencerville, OH: Take SR 66 north 1.5 miles to the farm on your right.
From Delphos: Travel south on OH 66 for 7 miles to SR 81 (Allentown Rd). Farm is at the intersection.

TRACT DESCRIPTIONS: Spencer & Amanda Township(s), Allen Co., Ohio

TRACT 1: 79± ACRES with 77± FSA cropland acres. High quality, level farmland featuring a predominant soil mix of pewamo & blount silt loams. Abundant frontage along SR 81 & SR 66. This is a great opportunity to add land to a current farming operation or as a stand-a-lone investment.

TRACT 2: 73± ACRES with 70± FSA cropland acres with frontage along Allentown Rd (SR 81). This tract features a 2.21 acre CRP grassed waterway (Annual payment of \$352.00, expires 9/30/2030.). Quality pewamo and blount soils. Consider combining with Tract 3 for 119± acres.

TRACT 3: 46± ACRES - "SWING TRACT" with 35± FSA cropland acres and 9± acres of woods. This tract must be purchased by an adjoining landowner or in combination with Tract 2 or Tract 4.

TRACT 4: 44± ACRES featuring a 36± acre woods. Mature trees and a beautiful setting. This tract features an owned access lane off Allentown Rd. with 150' of owned frontage. Examine the possibilities that this tract offers.

Inspection Times:
Tuesday, September 5th • 9am - 11am
Saturday, September 16th • 9am - 11am
Tuesday, September 19th • 9am - 11am



DON'T MISS THE Norman Heidlebaugh Equipment Auction!
Friday, September 22nd • 10 AM

Equipment Questions:
Call Ritter Cox, 260-609-3306

OWNER: Heidlebaugh Farms LLC
AUCTION MANAGER: Andy Walther, 765-969-0401
andy@schraderauction.com

AUCTION TERMS & CONDITIONS:
PROCEDURES: The property will be offered in 4 individual tracts, any combination of tracts, or as a total 242± acre unit. There will be open bidding on all tracts and combinations during the auction (subject to swing tract limitations) 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 November 2, 2023.
POSSESSION: Possession will be delivered at closing subject to the removal of the 2023 crop.
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.

CRP CONTRACT: The farm has a current CRP contract for 2.21 acres (grassed waterway) that expires 9/30/2030.)
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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CORPORATE HEADQUARTERS:
950 N. Liberty Dr., Columbia City, IN 46725
OHIO OFFICE: 11707 W Lancaster Rd.,
Jeffersonville, OH, 43128



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Heidlebaugh Farm LLC

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* Subject to final County / Township approval *

ALLEN COUNTY, OHIO • (Spencerville, OH)

AUCTION MANAGER:
ANDY WALTHER,
765-969-0401

Andrew M. Walther:
SAL.2012001611, 57199875479
Schrader Real Estate and
Auction Company, Inc. 63198513759

SEPTEMBER 2023						
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