Prime Ohio MONTGOMERY COUNTY, CLAYTON TWP - SEC 16 & 17 AUC TO A

3954 Sweet Potato Ridge Rd, Englewood, OH



- Great location with frontage on HABER & SWEET POTATO RIDGE ROADS
- Transitional Value currently zoned RSD (Adjacent to 2 Subdivisions)
- Municipal Water available at the road
- HISTORIC & PICTURESQUE FARMSTEAD w/ a Brick Home built in 1844, Brick Spring House, Early Bank Barn, 2nd 1800's Brick Home offered on 6.5± Acres. MUST SEE!
- 176± FSA Cropland Acres-Featuring Westland, Miami, & Celina Soils





Tuesday, October 29th · 6pm

held at American Legion Post 707, Englewood, OH • Online Bidding Available

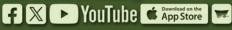
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SCHRADER

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Ohio Real Estate: Schrader Real Estate and Auction Company, Inc. #REC.0000314452 (Jeffersonville, OH) • Rex D. Schrader II #BRKP.2014002282 Andrew M. Walther #SAL.2012001611 • Travis B. Kelley #SAL.2008003813 Ohio Auctioneer: Schrader Real Estate and Auction Company, Inc. #63198513759 Andrew M. Walther #57199875479

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O	27	28	29	30	31		

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 Company.

800.451.2709

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Prime Ohio MONTGOMERY COUNTY, CLAYTON TWP - SEC 16 & 17 LAND AUCTION





• Great location with frontage on HABER & SWEET POTATO RIDGE ROADS

- Transitional Value currently zoned RSD (Adjacent to 2 Subdivisions)
- Municipal Water available at the road
- HISTORIC & PICTURESQUE FARMSTEAD w/
 a Brick Home built in 1844, Brick Spring House, Early Bank Barn,
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181.5± Acres

Prime Ohio LAND AUCTION

MONTGOMERY COUNTY, CLAYTON TWP - SEC 16 & 17

in 4 TRACTS

Ranging from 6.5± to 91± Acres

with Historic Farmstead

3954 Sweet Potato Ridge Rd, Englewood, OH 45322



Tuesday, October 29th · 6pm

held at American Legion Post 707, Englewood, OH • Online Bidding Available

MONTGOMERY COUNTY, CLAYTON TWP - SEC 16 & 17

Prime Ohio LAND AUCTIO

PROPERTY LOCATION: 3954 Sweet Potato Ridge Rd, Englewood, OH 45322 From the intersection of OH SR 48 (Main St.) and US 40 (W. National Road), travel west 1.5 miles to Haber Rd. Then right (north) 1 mile to the farm. Continue to intersection and turn right on Sweet Potato Ridge Road. WATCH FOR SIGNS!

Phillipsburg

AUCTION LOCATION: American Legion Post 707, 200 W. National Rd., Englewood, OH 45322

in 4 TRACTS

w/ Historic Farmstead Ranging from 6.5± to 91± Acres

Tuesday, October 29th • 6pm •

TRACT 1: 31± Acres with 30± FSA cropland acres. Approximately 1,410' of frontage on Haber and 549' of frontage

on Sweet Potato Ridge Rd. Level topography with productive soils. Municipal water at the road. Whether your interest is agricultural investment or transitional development, this tract warrants your attention.

TRACT 2: 53± Acres nearly all tillable less fence lines showing 51.5± FSA cropland acres. 1,115' of frontage on Haber Rd with access to municipal water. Like Tract 1, this offers a sound investment with transitional potential. Nearly level topography for ease of farming operations or ready for your development.

TRACT 3: 91± Acres with 189' of owned frontage on Sweet Potato Ridge Rd. 89± FSA Cropland acres with quality Westland and Celina Soils. The south property line of this tract borders an impressive recently completed subdivision. Consider combining with Tract 2 and / or

TRACT 4: 6.5± Acres with an "Important" and "Historic" Farmstead. You will search far and wide to find the charm, character and potential this setting offers. Anchored by the primary brick home (Dating back to 1844), the property features a 2nd 3 BR home and a MASSIVE Bank Barn along with support buildings you would expect to find with a mid-1800's Ohio farmstead. The tract has 60' of owned frontage and an established lane. See TRACT 4 IMPROVEMENTS for specifics.



















Main House: Original construction by the Brumbaugh Family dating back to 1844. This brick home features

nearly 3,100 sf with 3 BR, 2 full baths, large dining room with French doors, spacious family room, entryway and more! 2+ car attached garage with large loft storage. Fuel oil heat with permanent wall-mount air conditioning units. The home has many original built-in cabinets and natural woodwork. 2nd House: 1800's brick home with 3 BR, 1 BA, large kitchen, utility room and

more. Over 1,600 sf of living space per county records. Gas F/A furnace with central air. A must see! Picturesque Bank Barn: 2-story bank barn with some of the largest hand-hewn

beams you will find anywhere. Classic pinned beam construction sitting on top of a cut limestone foundation. Examine the many opportunities this unique barn could be used for. The barn has an overall footprint of 7,500± sq. feet.

1800's Brick Spring House: The uniqueness of the property continues with the original spring house. Approximately 28' x 22' with a standing seam metal roof.

(4) Multiple Support Buildings including: 60' x 30' Machinery Storage building · 50' x 24' Corn Crib · 20' x 30' workshop / office behind the house · 12' x 16' Storage Building



ONLINE BIDDING AVAILABLE: You may bid online during the auction at schraderauction.com. You must be registered One Week in Advance of the Auction

to bid online. For online bidding information, call Schrader Auction Company.



PROCEDURES: The property will be offered in 4 individual tracts, any combination of tracts, or as a total 181.5± acre unit. There will be open bidding on all tracts and combinations during the auction as determined

DOWN PAYMENT: 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

EVIDENCE OF TITLE: The Seller will provide a Preliminary Title Opinion for the review of the prospective buyer(s). If Buyer(s) elect to

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, 2024.

POSSESSION: Possession will be delivered at closing subject to the removal of the 2024 crop and consistent with the current crop lease which expires on December 31st, 2024.

FAIR HOUSING: It is illegal, pursuant to the Ohio Fair Housing Law, Division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing Law 42 U.S.C.A. 3601, to refuse to sell, transfer, assign, rent, lease, sublease, or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, because of race, color, religion, sex, familial status, as defined in Section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to so discriminate in advertising the sale have title insurance, the entire cost of the owner's title insurance will be the or rental of housing, in the financing of housing, or in the provision of real

estate brokerage services

REAL ESTATE TAXES / ASSESSMENTS: Taxes will be pro-rated to the date of closing utilizing Montgomery County's short pro-ration method. The property is currently enrolled in the CAUV program. Any recoupment required for change of usage of any tract is expense of the buyer.

ZONING: The farm is zoned RSD and is under the control of the Clayton Development District.

SURVEY / ACREAGE: Each tract has been recently surveyed. It is anticipated that no additional survey work will be needed for transfer. (Contact Agent for copies)

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

MINERAL RIGHTS: The sale shall include 100% of the mineral rights

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

PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS

4 6.5± acres

91± acres

Owner: Don Roberts LLC

Auction Managers: Andy Walther • 765.969.0401 Travis Kelley • 740.572.1525

NSPECTION DATES

from 9:00 - 11:00am

Tuesday October 1

Saturday October 12

Saturday October 19

Tuesday October 22

Meet an Agent at Tract 4

2

53± acres

