

Paulding County, Ohio

145± Acres

Offered In 6 Tracts
Or Any Combinations
of Tracts!

- Productive Tillable Soils
- Well Drained
- Potential Country Building Site
- Located Between Hicksville And Antwerp

Tracts 1-3

Quality Farmland Auction

Auction held at the Paulding County Fairgrounds,
501 Fairground Drive, Paulding, Ohio 45879

Monday, January 6th at 6:00pm



866-340-0445 • 800-451-2709
SchraderAuction.com

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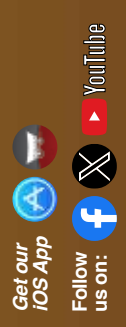


JANUARY 2025						
SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3	4
			8	9	10	11
			15	16	17	18
		6	7	14	15	22
	5	12	13	20	21	28
	19	26	27	28	29	30
						31

SCHRADER
Real Estate and Auction Company, Inc.
7009 N. River Road,
Fort Wayne, IN 46815
CORPORATE HEADQUARTERS:
950 N. Liberty Dr., Columbia City, IN 46725
800-451-2709

**AUCTION
MANAGER:
JERRY EHLE
260-410-1996**

REAL ESTATE: Jerry W. Ehle, SAL.2006001035
Schrader Real Estate and Auction Company, Inc.,
REC.0000314452 (Jeffersonville, OH)
AUCTIONEER: Jerry Ehle, 2013000026
Schrader Real Estate and Auction
Company, Inc., 63198513759



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Tracts 5 & 6

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Tract 1

Quality Farmland Auction

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PROPERTY LOCATION: Paulding County, Antwerp, Ohio, Carryall Township, Located along 15,000 Block of Road 7, 1500 Block of County Road 204, and the 13,000 Block of State Line Road.

TRACT DESCRIPTIONS:

TRACT 1: 20± ACRES, This tract has road frontage along State Line Road, it is level and runs back nearly 1000 feet. It is a square parcel with mostly Hoytville silty clay soils.

TRACT 2: 45± ACRES, This tract has road frontage along Road 7 and has the open ditch along much of the frontage. It is level and the soils are mostly Hoytville silty clay with some pockets of Nappanee silty clay.

COMBINE TRACTS 1 AND 2 FOR A 65± ACRE FIELD!

TRACT 3: 15± ACRES, This tract has road frontage along Road 7 and also along Road 204. It is level and is a combination of Hoytville silty clay and Nappanee silty clay.

COMBINE ALL THREE TRACTS ON THE WEST SIDE FOR A CONTIGENT 80± ACRES!

TRACT 4: 31± ACRES, This tract only has road frontage along Road 204. It runs back to the ditch to the south. It also has the ditch running along the entire east property line. It is level and the soils are mostly Hoytville silty clay to the south with some Nappanee silty clay to the north.

TRACT 5: 5.5± ACRES, This tract has considerable road frontage along Road 7 and also some frontage along Road 204. It is level and the soils are mostly Nappanee silty clay. This would be a beautiful potential building site.

TRACT 6: 28.5± ACRES, This tract has considerable road frontage along Road 204. It is mostly tillable with approximately 2± acres wooded along the ditch. The soils are also mostly Nappanee silty clay with some Hoytville silty clay mixed.



PREVIEW: MONDAY, DECEMBER 23rd • 4-6PM
Meet A Schrader Representative at Tract 2 or Visit Website or Call For Complete Information!

TERMS & CONDITIONS

PROCEDURES: The auction will be conducted as a multi-parcel auction, meaning multiple parcels or auction "tracts" will be offered for sale in various amalgamations, including as individual tracts, combinations of tracts, and all tracts as a whole. The property will be offered in 6 individual tracts, or any combination of tracts. Bidding will be permitted on individual tracts and combinations of any two or more tracts. There will be open bidding on any individual tracts and combinations until the close of the auction. The property will be bid in the manner resulting in the highest total sale price.

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 acceptance or rejection.

EVIDENCE OF TITLE: The Seller will provide a Preliminary Certificate of Title 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 Trustee's Deed(s)

CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before February 7, 2025.

POSSESSION: Possession will be delivered at closing. Immediate possession available prior to the closing with an additional 10% earnest deposit.

REAL ESTATE TAXES: The Real Estate Taxes shall be prorated to the date of the closing. The Buyer(s) shall pay all thereafter.

CAUV: If usage of property is changed, the Buyer is responsible for CAUV recoupment. Sellers have heretofore used property for agricultural purposes and its real estate taxes have been levied and paid upon a reduced Current Agricultural Use Valuation (CAUV). The Buyer's inability or failure to qualify with the local County Auditor for the CAUV valuation for the future will result in a CAUV recoupment of the past real estate tax savings. Buyer shall be wholly responsible for and pay any CAUV recoupment to become due by Buyer's conversion of the property to a non-agricultural or non-qualifying use (within the definition of Current Agricultural Use Property).

DITCH ASSESSMENTS: Buyer(s) shall pay all ditch assessments due after closing.

EASEMENTS & LEASES: Sale of the property is subject to any and all easements of record.

ACREAGE: All tract acreage, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: The Seller shall provide a new survey where there is no existing

legal description or where new boundaries are created by the tract divisions in the auction. Any need for a new survey will be determined solely by the Seller. The cost of the survey will be split 50/50 between Buyer and Seller. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres. In the event that the entire property sells to one buyer there shall be no survey.

PROPERTY INSPECTION: Each potential Bidder is responsible to conduct, at their own risk, their own independent inspections, investigations, inquiries, and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Please feel free to inspect the land at any other time at your own risk and being careful to respect the tenant farmers' growing crops.

POST HARVEST FERTILIZER AND TILLAGE REIMBURSEMENT: The Buyers of Tracts 4, 5, and 6 will be responsible for reimbursement to the Sellers for application of chicken manure, and tillage of ground. The payment is figured on the FSA tillable acres map. The price shall be \$168.83 per tillable acre. Tract 4 is 30± tillable, Tract 5 is 5± acres tillable and Tract 6 is 25± acres tillable. Total Estimated Tillable Acres: 60±.

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 discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services.

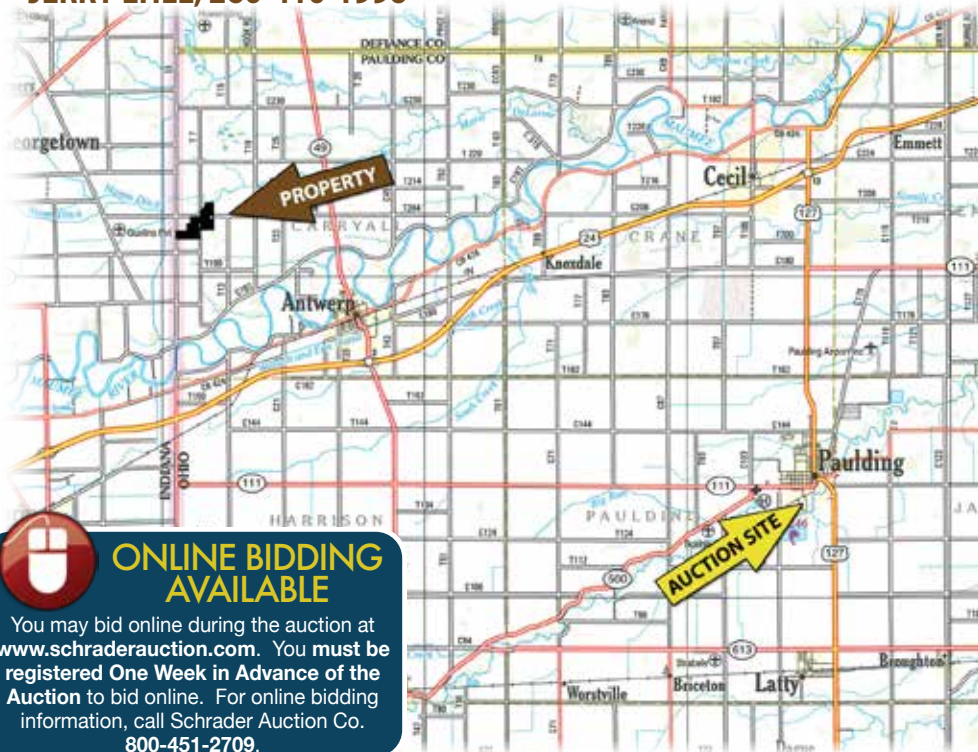
AGENCY: Schrader Real Estate and Auction Company, Inc. and its representatives are exclusive agents of the seller.

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.

**SELLER: Successor Trustees
of John H. Rogers Trust
AUCTION MANAGER:
JERRY EHLE, 260-410-1996**

SCHRADER
Real Estate and Auction Company, Inc.



**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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Tracts 2 & 3



Tract 4



Tracts 4 - 6