97.46± Acres

Important Ohio LAND AUCTION

Mercer County, Ohio

OFFERED IN 2 TRACTS

SCHRADER
Real Estate and Auction Company, Inc.

CORPORATE OFFICE:
950 N Liberty Dr • Columbia City, IN 46725
800.451.2709 • 260.244.7606

OHIO OFFICE:
11707 W Lancaster Rd., Jeffersonville, OH 43128

AUCTION MANAGER:
Andy Walther • 765-969-0401

Andrew M. Walther, SAL.2012001611, 57199875479
Schrader Real Estate and Auction Company, Inc.,
REC.0000314452 (Jeffersonville,OH)
Schrader Real Estate and Auction Company, Inc.,
63198513759

SEPTEMBER 2026						
SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

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Mercer County, Ohio

Important Ohio LAND AUCTION

WEDNESDAY, SEPTEMBER 9TH • 10AM

This property presents a great opportunity for the farmer or investor. Inventory in this part of Ohio is very scarce.

- 92.7± Cropland Acres
- High Fertility – Excellent Yield History
- Excellent Drainage: Completely pattern tiled
- Frontage on Oregon & Hoenie Roads
- 2027 Crop Rights to BUYER
- Investment quality soils / Great land stewardship
- Only 4 miles north of CELINA, OH (1.5 miles west of US 127)

**Contact Agent for Tile Maps **

97.46± Acres

OFFERED IN 2 TRACTS

SCHRADER Real Estate and Auction Company, Inc.

ONLINE BIDDING AVAILABLE

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Celina, Ohio (Hopewell Twp)

Mercer County, Ohio

Auction held at the MERCER COUNTY FAIRGROUNDS (PBS Animal Health Building) located at 1001 W. Market St., CELINA, OH 45822

WEDNESDAY, SEPTEMBER 9TH • 10AM

This property presents a great opportunity for the farmer or investor. Inventory in this part of Ohio is very scarce.

Important Ohio LAND AUCTION

97.46± Acres

OFFERED IN 2 TRACTS

SCHRADER — THE ORIGINAL MULTI-TRACT AUCTIONS

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Important Ohio LAND AUCTION

Celina, OHIO - **MERCER COUNTY** - (Hopewell Twp)

97.46± Acres

OFFERED IN 2 TRACTS

WEDNESDAY, SEPTEMBER 9TH • 10AM

This property presents a great opportunity for the farmer or investor. Inventory in this part of Ohio is very scarce.

PROPERTY LOCATION: **Located 4.5 miles northwest of Celina, OH. From Celina, travel north on US 127 4.5 miles to Oregon Rd. Then left (west) 1.5 miles to the farm. Watch for Signs!**
For GPS purposes use: 8987 Hoenie Rd., Celina, OH 45822

AUCTION SITE: **MERCER COUNTY FAIRGROUNDS (PBS Animal Health Building) located at 1001 W. Market St., CELINA, OH 45822.**

Inspection Times:
Thursday, August 20th • 10 AM - 11 AM
Thursday, September 3rd • 10 AM - 11 AM

FARM DESCRIPTION:
Section 14, HOPEWELL Township, MERCER Co., Ohio

Contact Auction Company for Detailed Information Book with Additional Due-Diligence Materials on the Property.

TRACT 1: 40± ACRES nearly all FSA cropland acres. This tract features quality Pewamo & Blount soils with road frontage along Oregon Road. The farm is in excellent condition with high fertility levels and improved drainage. Add this to your current operation or consider as a stand-alone investment.

TRACT 2: 57.46± ACRES with frontage on both Oregon & Hoenie Roads. Excellent fertility and tile drainage including an open ditch. Consider combining with Tract 1.

**Contact Agent for Tile Maps **

OWNER: Padua Acres LLC
FOR INFORMATION CALL AUCTION MANAGER:
Andy Walther, 765-969-0401 | Email: andy@schraderauction.com

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**.

AUCTION TERMS & CONDITIONS:
PROCEDURES: The property will be offered in 2 individual tracts, any combination of tracts, or as a total 97± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer.
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: All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' 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 October 15th, 2026.
POSSESSION: Possession at closing, subject to removal of the 2026 crop. Seller will retain all of the 2026 crop rent.
REAL ESTATE TAXES / ASSESSMENTS: Seller to pay 2026 taxes payable in 2027 by giving the buyer a credit at closing. The property is currently enrolled in the CAUV program.
PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, 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. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.
ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.
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 & 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 an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. 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 Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller 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.

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