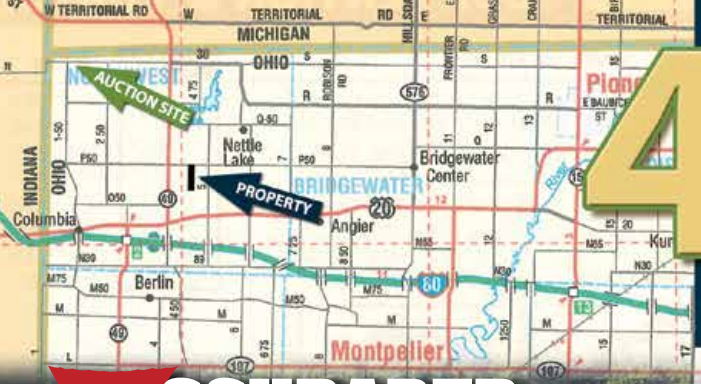

40± Acres Real Estate AUCTION

OFFERED IN 3 TRACTS

Williams County, Ohio

SCHRADER
Real Estate and Auction Company, Inc.

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

AUCTION MANAGER:
Jerry Ehle • 260-410-1996
Jerry W. Ehle, 2013000026, SAL.2006001035
Schrader Real Estate and Auction Company, Inc,
63198513759, REC.0000314452

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			

800-451-2709
SchraderAuction.com

Williams County, Ohio • Northwest Twp

Real Estate AUCTION

MONDAY, SEPTEMBER 28TH at 6:00 PM

40± Acres

OFFERED IN 3 TRACTS

PROPERTY ADDRESS: 4594 County Road P50 Edon, OH 43518

Located south of Camden, MI 7 MI on SR 49 to County Road P50 then east 1/2 mile to property.

AUCTION LOCATION: The Northwest Twp Community Center, 1654 County Road P50, Edon OH 43518

TRACT DESCRIPTIONS:

TRACT 1: 25.78± ACRES with road frontage on County Road P50. Good productive land with mostly Blount, Glywood and Sloan loam soils.

TRACT 2: 12± ACRES recreational and hunting ground with lots of trees throughout that are tall and straight. Property has a grass waterway along the north side of the north branch of Eagle Creek. There is a nice wide culvert that make easy crossing of the creek into the woods. The woods open up with numerous wildlife and other trails and will offer lots of great hunting, hiking and camping opportunities. The woods are mostly high and rolling with wooded acres bordering on 3 sides. Access is from a 50' driveway to County Road P50.

TRACK 3: 2± ACRES with two-story older home with new windows that is in need of remodeling. The property has well and septic plus two small outbuildings with road frontage on County Road P50. This could make a good fixer upper. The home has been empty the last few years.

FSA Farm #2724 - 22.03 acres

Inspection Dates:

Saturday, September 5th • 8-11 AM

Wednesday, September 16th • 4-6 PM

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

Trail Cam Photos from Property

SELLER: Dakota Shaffer

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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AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts and as a total 40± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

BUYER'S PREMIUM: A 2% Buyer's Premium will be added to the final bid price and included in the contract purchase price.

DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of 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: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide Warranty Deed(s).

CLOSING: The targeted closing date will be approximately 30 days after the auction.

POSSESSION: Possession is at Closing on Tracts 2 & 3. Tract 1 is subject to tenant's rights to 2026 crop.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning with taxes due in 2028 and thereafter. Seller to pay all taxes for 2026 due in 2027.

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: 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 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 providing title insurance. Combination purchases will receive a perimeter survey only.

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.

STOCK PHOTOGRAPHY: Some animal photos are for illustrative purposes only and are not of the auction property.