

JACKSON TWP • MUSKINGUM COUNTY • OHIO

AUCTION

MAY 3RD
6:00 PM

OLD SCHOOL VENUE RENTAL

68 N STATE ST • FRAZEYSBURG, OH 43822

OPEN HOUSE: APRIL 21 • 4:00 - 7:00 PM

9860 VICKERS HILL DR • FRAZEYSBURG, OH 43822

BUILDING SITES
CROPLAND • RECREATIONAL

98^{+/-} ACRES

4 TRACTS

65^{+/-} TILLABLE • 33.2^{+/-} WOODED
0.5^{+/-} ACRE HOMESITE

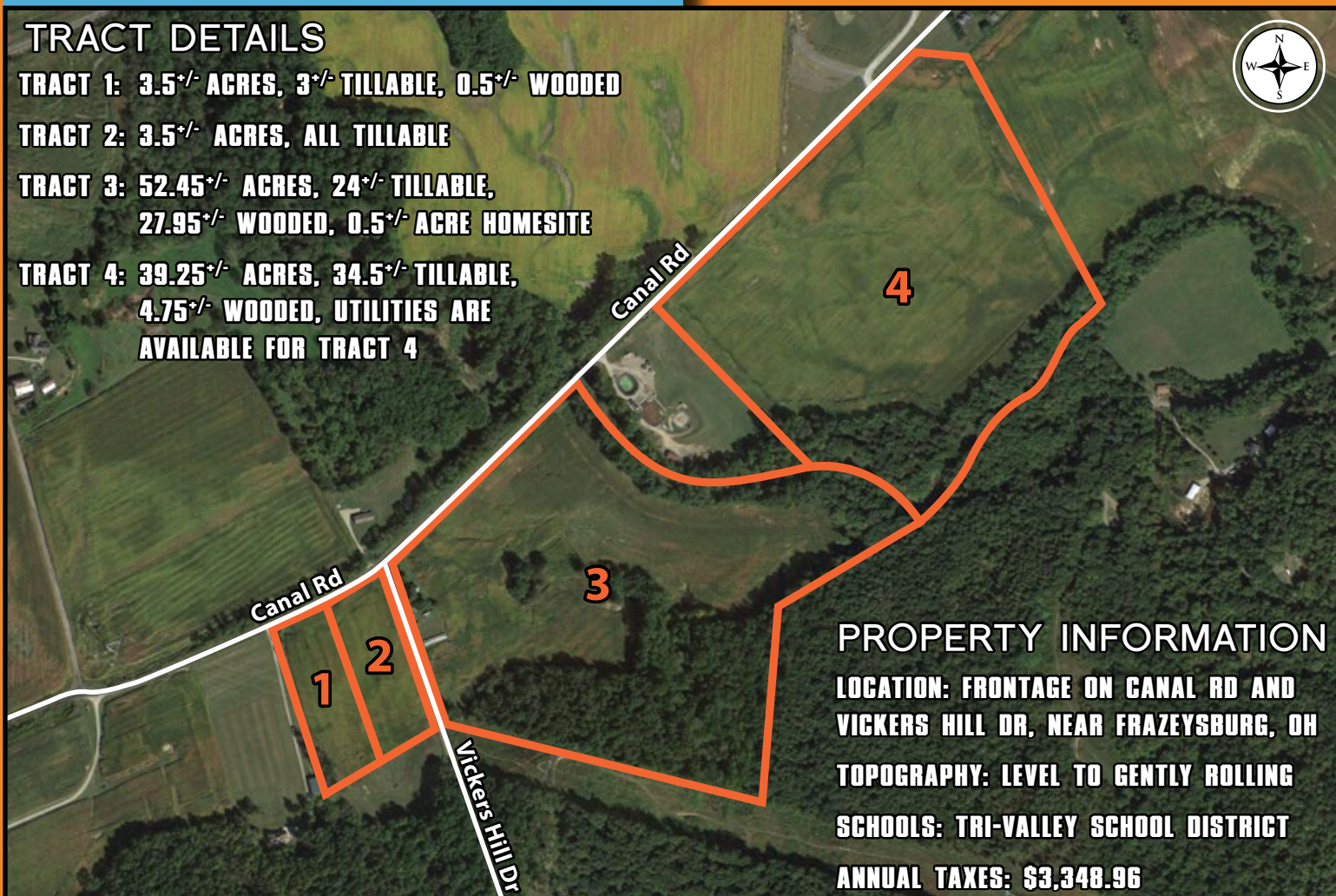
TRACT DETAILS

TRACT 1: 3.5^{+/-} ACRES, 3^{+/-} TILLABLE, 0.5^{+/-} WOODED

TRACT 2: 3.5^{+/-} ACRES, ALL TILLABLE

**TRACT 3: 52.45^{+/-} ACRES, 24^{+/-} TILLABLE,
27.95^{+/-} WOODED, 0.5^{+/-} ACRE HOMESITE**

**TRACT 4: 39.25^{+/-} ACRES, 34.5^{+/-} TILLABLE,
4.75^{+/-} WOODED, UTILITIES ARE
AVAILABLE FOR TRACT 4**



PROPERTY INFORMATION

**LOCATION: FRONTAGE ON CANAL RD AND
VICKERS HILL DR, NEAR FRAZEYSBURG, OH**

TOPOGRAPHY: LEVEL TO GENTLY ROLLING

SCHOOLS: TRI-VALLEY SCHOOL DISTRICT

ANNUAL TAXES: \$3,348.96



ROBERT MCNAMARA

WILMINGTON, OH

614-309-6551

ROBERTM@HALDERMAN.COM



JIM HANNA

WILMINGTON, OH

937-725-2908

JIMH@HALDERMAN.COM

OWNER: HUNTER FARM

HALDERMAN
REAL ESTATE
HLS# RDM-11751 (16) **SERVICES**

800.424.2324 | www.halderman.com

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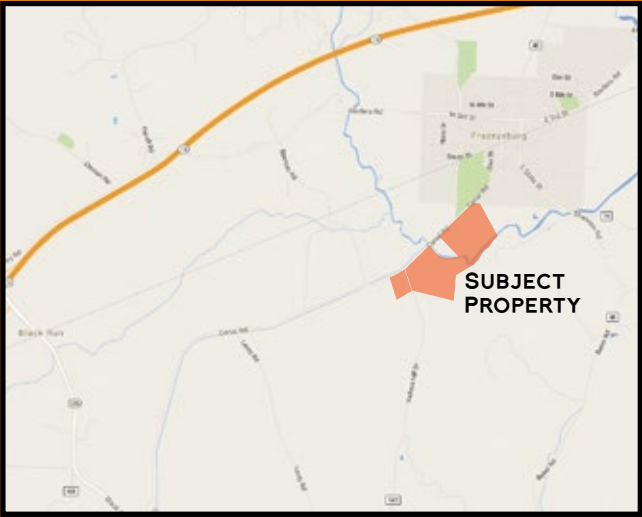
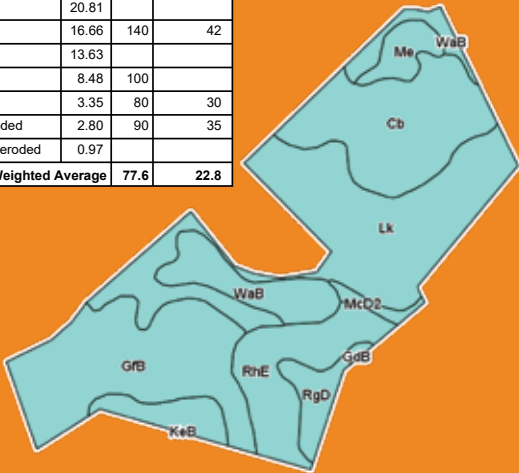
98^{+/-} ACRES

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4 TRACTS

Code	Soil Description	Acres	Corn	Soybeans
Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.				
Lk	Lindside silt loam, 0 to 3 percent slopes, occasionally flooded	28.17	130	45
GfB	Glenford silt loam, 3 to 8 percent slopes	20.81		
Cb	Chagrin loam, rarely flooded	16.66	140	42
RhE	RigleyCoshocton complex, 25 to 40 percent slopes	13.63		
WaB	Watertown sandy loam, 1 to 8 percent slopes	8.48	100	
RgD	Rigley channery loam, 15 to 25 percent slopes	3.35	80	30
Me	Melvin silt loam, 0 to 3 percent slopes, frequently flooded	2.80	90	35
McD2	MarklandGlenford complex, 15 to 35 percent slopes, eroded	0.97		
Weighted Average		77.6		22.8



AUCTION CONDUCTED BY: RUSSELL D. HARMEYER, OH Auct. Lic. #2001014575



TERMS & CONDITIONS



Online Bidding
is Available



METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, OH Auct. Lic. #2004000060) will offer this property at public auction on May 3, 2016. At 6:00 PM, 98.7 acres, more or less, will be sold at the Old School Venue Rental, Fazeysburg, OH. This property will be offered as one single unit, in tracts or in combination. Each bid shall constitute an offer to purchase and the final bid, if accepted by the Seller, shall constitute a binding contract between the Buyer(s) and the Seller. The auctioneer will settle any disputes as to bids and his decision will be final. To place a confidential phone, mail or wire bid, please contact Robert McNamara at 614-309-6551 or Jim Hanna at 937-725-2908 at least two days prior to the sale.

ACREAGE: The acreages listed in this brochure are estimates taken from the county assessor's records, FSA records and/or aerial photos.

SURVEY: The Seller reserves the right to determine the need for and type of survey provided. If an existing legal description is adequate for title insurance for a tract or tracts, no new survey will be completed. If the existing legal description is not sufficient to obtain title insurance, a survey will be completed, the cost of which will be shared 50/50 by the Seller and the Buyer(s). The Seller will choose the type of survey to be completed and warrant that it will be sufficient to provide an owner's title insurance policy for the tract(s). If a survey is completed, the purchase price for the surveyed tract(s) will be adjusted, up or down, to the exact surveyed acres. The price per acre will be the auction price bid for the tract, divided by the tract acreage estimated in the auction brochure. Combination purchases will receive a perimeter survey only.

DOWN PAYMENT: 10% of the accepted bid down on the day of the auction with the balance due at closing. The down payment must be in the form of personal check, cashier's check, cash or corporate check. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. BE SURE YOU HAVE FINANCING ARRANGED, IF NECESSARY, AND ARE CAPABLE OF PAYING CASH AT CLOSING.

APPROVAL OF BIDS: The Seller reserves the right to accept or reject any and all bids. All successful bidders must enter into a purchase agreement the day of the auction, immediately following the conclusion of the bidding. Successful bidders must execute purchase agreements on tracts exactly as they have been bid. Combo bids will not be split into separate purchase agreements.

DEED: The Seller will provide a Warranty Deed at closing.

EVIDENCE OF TITLE: If any issues arise preventing title conveyance, the cost to remedy will be the Seller's expense. Each Buyer is responsible for a Lender's Policy, if needed. If the title is not marketable, then the purchase agreement(s) are null and void prior to the closing, and the Broker will return the Buyer's earnest money.

CLOSING: The closing shall be on or about June 1, 2016. The Seller has the choice to extend this date if necessary.

POSSESSION: Possession of land will be on auction night, upon execution of purchase agreement and lease agreement for the 2016 crop year to be used in the event that closing does not occur. Possession of buildings will be at closing.

REAL ESTATE TAXES: Real estate taxes are \$3,348.96. Seller will pay taxes prorated to the day of closing. Buyer(s) will pay taxes prorated from the date of closing and all taxes thereafter.

MINERAL RIGHTS: All mineral rights owned by the Seller will be conveyed to the Buyer(s).

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigation, inquiries and due diligence concerning the property. Further, Seller disclaims any and all responsibility for bidder's safety during any physical inspections of the property. No party shall be deemed to be invited to the property by HRES or the Seller.

AGENCY: Halderman Real Estate Services Inc., Russell D. Harmeyer, Auctioneer, and their representatives, are exclusive agents of the Seller.

DISCLAIMER: All information contained in this brochure and all related materials are subject to the Terms and Conditions outlined in the purchase agreement. This information is subject to verification by all parties relying upon it. No liability for its accuracy, errors or omissions is assumed by the Seller or HRES. All sketches and dimensions in this brochure are approximate. ANNOUNCEMENTS MADE BY HRES AND/OR THEIR AUCTIONEER AT THE AUCTION DURING THE TIME OF THE SALE TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIALS OR ANY OTHER ORAL STATEMENTS MADE. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or HRES. Each prospective bidder is responsible for conducting his/her independent inspections, investigations, inquiries and due diligence concerning the property. Except for any express warranties set forth in the sale documents, Buyer(s) accepts the property "AS IS," and Buyer(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller and HRES make no warranty or representation, express or implied or arising by operation of law, including any warranty for merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall the Seller or HRES be liable for any consequential damages. Conduction of the auction and increments of bidding are at the direction and discretion of HRES and/or the auctioneer. The Seller and HRES 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 HRES and/or the auctioneer are final.