

AUCTION

NOV. 20th • 2:00 PM

WASHINGTON & BIGLICK TWPS • HANCOCK COUNTY • OHIO

5 Tracts
275^{+/-} Acres

Investment Quality
Several Grain Markets Available

1,893 sq ft Farm House

42' x 75' Morton Pole Barn • Bank Barn

OPEN HOUSES

20478 TR 211 • Arcadia, OH 44804

Oct. 26 • 4:00 - 6:00 PM & Nov. 7 • 10:00 AM - 1:00 PM

Brett Salyers

419-806-5643

bretts@halderman.com



Online Bidding Available

HALDERMAN
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SERVICES

HLS# BJS-11671 (15)
800.424.2324 | www.halderman.com

AUCTION

WASHINGTON & BIGLICK TWPS • HANCOCK COUNTY • OHIO

November 20th • 2:00 PM

ARCADIA COMMUNITY CENTER • 301 W BROWN RD • ARCADIA, OH 44804

OPEN HOUSES

20478 TR 211 • Arcadia, OH 44804

Oct. 26 • 4:00 - 6:00 PM & Nov. 7 • 10:00 AM - 1:00 PM

275^{+/-} Acres • 5 Tracts

PRODUCTIVE CROPLAND

Nice Country Setting Close to Town

267.77^{+/-} TILLABLE • 5^{+/-} ACRE HOMESITE

1,893 sq ft Farm House

42' x 75' Morton Pole Barn

Bank Barn



Brett Salyers

Bowling Green, OH

419-806-5643

bretts@halderman.com



**Owner: Genevieve R.
Folk Revocable Trust**

**Edmund G. Peper,
Attorney for Seller**

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PROPERTY INFORMATION

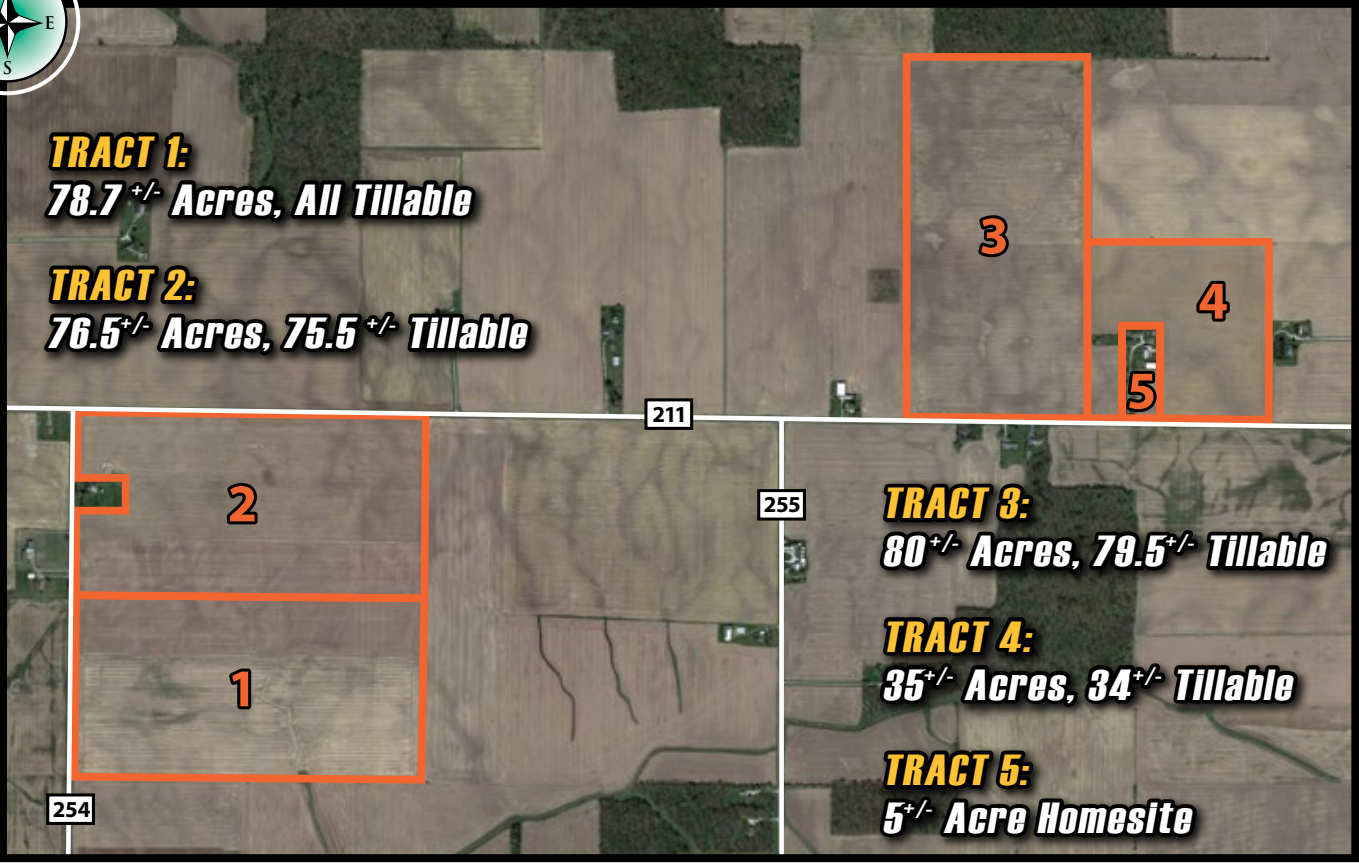
LOCATION: 2 miles south of Arcadia and east of Findlay, between US 224 and SR 12

SCHOOLS: Arcadia Local Schools

ZONING: Agricultural

TOPOGRAPHY: Level

ANNUAL TAXES: \$9,097.54



TERMS & CONDITIONS

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, OH Auct. Lic. #2004000060) will offer this property at public auction on November 20, 2015. At 2:00 PM, 275.27 acres, more or less, will be sold at the Arcadia Community Center, Arcadia, 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 Sellers, shall constitute a binding contract between the Buyer(s) and the Sellers. 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 Brett Salyers at 419-806-5643 at least two days prior to the sale.

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

SURVEY: The Sellers reserve the right to determine the need for and type of survey provided. If an existing legal description is adequate for marketable title for a tract or tracts, no new survey will be completed. If the existing legal description is not sufficient to obtain marketable title, a survey will be completed, the cost of which will be shared 50/50 by the Sellers and the Buyer(s). The Sellers will choose the type of survey to be completed and warrant that it will be sufficient to provide marketable title 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.

TRACTS 4 AND 5: If Tract 5 sells individually, Tract 4 is not eligible for any future building permits per Washington Township zoning regulations.

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 Sellers reserve 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 Sellers will provide a Trustee's Deed at closing.

EVIDENCE OF TITLE: The Sellers will provide an Attorney's Certificate of Title to the Buyer(s). If any buyer elects to purchase title insurance or Lender's Policy, the cost thereof shall be at buyer's sole expense. 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.

SOILS INFORMATION

Tile Mapping Info and FSA Info Is Available Upon Request

TRACT 1



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.				
BoB	Blount silt loam, 2 to 4 percent slopes	32.85	136	40
PmA	Pewamo silty clay loam, 0 to 1 percent slopes	24.18	173	48
BoA	Blount silt loam, 0 to 2 percent slopes	14.85	142	44
DfA	Del ReyBlount complex, 0 to 3 percent slopes	6.58	142	44
Weighted Average			149	43.6

TRACT 2



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.				
PmA	Pewamo silty clay loam, 0 to 1 percent slopes	33.45	173	48
BoB	Blount silt loam, 2 to 4 percent slopes	20.84	136	40
BoA	Blount silt loam, 0 to 2 percent slopes	17.78	142	44
DfA	Del ReyBlount complex, 0 to 3 percent slopes	2.69	142	44
Weighted Average			154.2	44.7

TRACT 3



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.				
BoA	Blount silt loam, 0 to 2 percent slopes	49.30	142	44
PmA	Pewamo silty clay loam, 0 to 1 percent slopes	25.21	173	48
BoB	Blount silt loam, 2 to 4 percent slopes	2.37	136	40
GnB	Glynwood silt loam, 2 to 6 percent slopes	2.07	131	38
Weighted Average			151.4	45

OPEN HOUSES

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Nov. 7 • 10:00 AM-1:00 PM

HOMESITE

20478 TR 211 • Arcadia, OH 44804

1,893 sq ft Farm House, 42'x75' Morton Pole Barn, Bank Barn



TRACT 4

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.				
BoA	Blount silt loam, 0 to 2 percent slopes	21.12	142	44
PmA	Pewamo silty clay loam, 0 to 1 percent slopes	9.19	173	48
BoB	Blount silt loam, 2 to 4 percent slopes	3.05	136	40
GnB	Glynwood silt loam, 2 to 6 percent slopes	0.67	131	38
Weighted Average			149.6	44.6



DOWNLOAD! Halderman Real Estate App



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

CLOSING: The closing shall be on or before December 31, 2015. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of land will be at closing, subject to the tenant's rights. Possession of buildings will be at closing.

REAL ESTATE TAXES: Real estate taxes are \$9,097.54. The Sellers will pay the 2015 taxes due and payable in 2016. The Buyer(s) will pay the 2016 taxes due and payable in 2017 and all taxes thereafter. Any CAUV recoupment shall be Purchaser's responsibility.

MINERAL RIGHTS: All mineral rights owned by the Sellers 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, Sellers disclaim 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 Sellers.

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

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 Sellers 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 Sellers 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, Sellers 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 Sellers 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 Sellers 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.