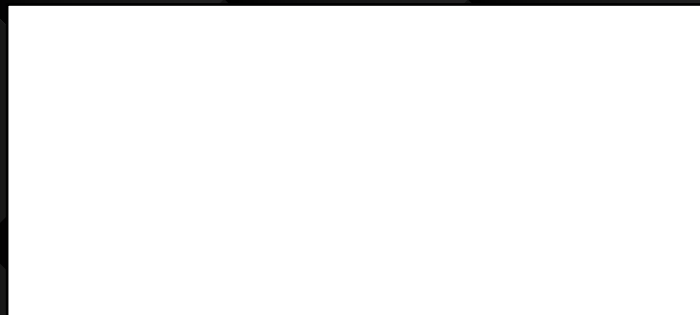


Auction

APRIL 14 • 6:30 PM



180^{+/-} Acres 4 Tracts

WAYNE TWP • BUTLER COUNTY • OHIO

Farmland • Rural Homestead

128^{+/-} TILLABLE • 13^{+/-} WOODED • 1^{+/-} ACRE HOMESTEAD

Open House On-Site: March 24 • 3-6 PM

2697 Somerville Jacksonburg Rd • Somerville, OH 45064

Auction Conducted By: Russell D. Harmeyer,
OH Auct. Lic. #2001014575

Jim Hanna • 937-725-2908

Robert McNamara • 614-309-6551

Craig Springmier • 937-533-7126

Auction

APRIL 14, 2015
6:30 PM

MILFORD TOWNSHIP COMMUNITY CENTER
5113 HUSTON RD • COLLINSVILLE, OH 45004

180^{+/-} Acres 4 Tracts

128^{+/-} TILLABLE • 13^{+/-} WOODED • 1^{+/-} ACRE HOMESTEAD

Farmland • Rural Homestead

WAYNE TWP • BUTLER COUNTY • OHIO

Open House On-Site: March 24 • 3-6 PM

2697 Somerville Jacksonburg Rd • Somerville, OH 45064

Jim Hanna

Wilmington, OH • 937-725-2908 • jimh@halderman.com

Robert McNamara

Wilmington, OH • 614-309-6551 • robertm@halderman.com

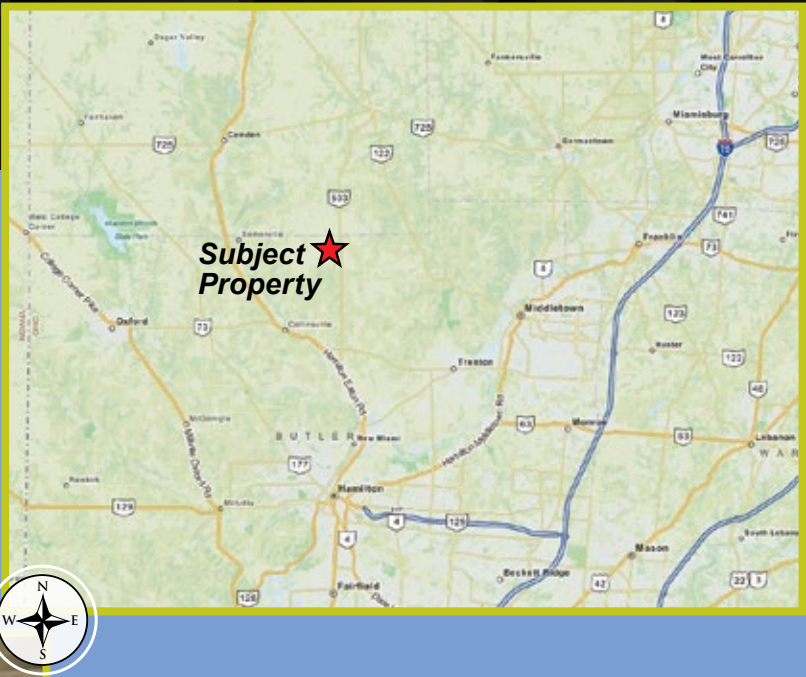
Craig Springmier

Eaton, OH • 937-533-7126 • craigs@halderman.com

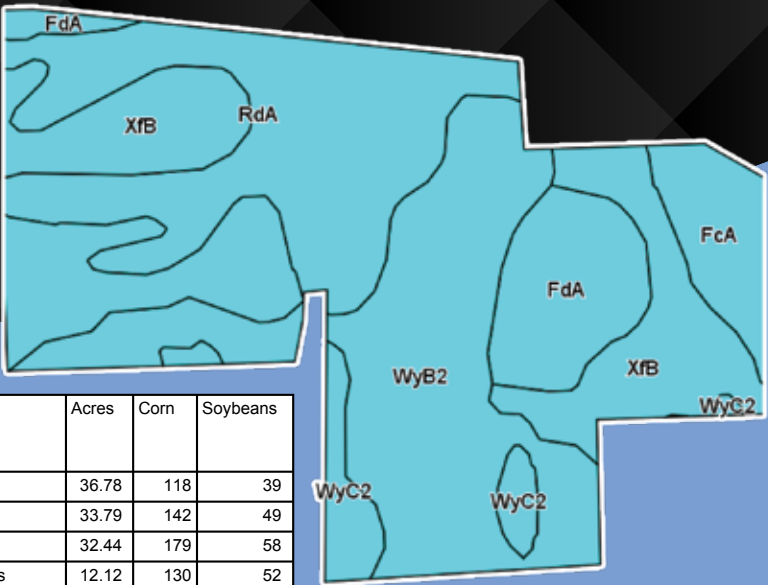
Owner: Milford Kellogg Farm,
First Financial Bank Trustee

Property Information

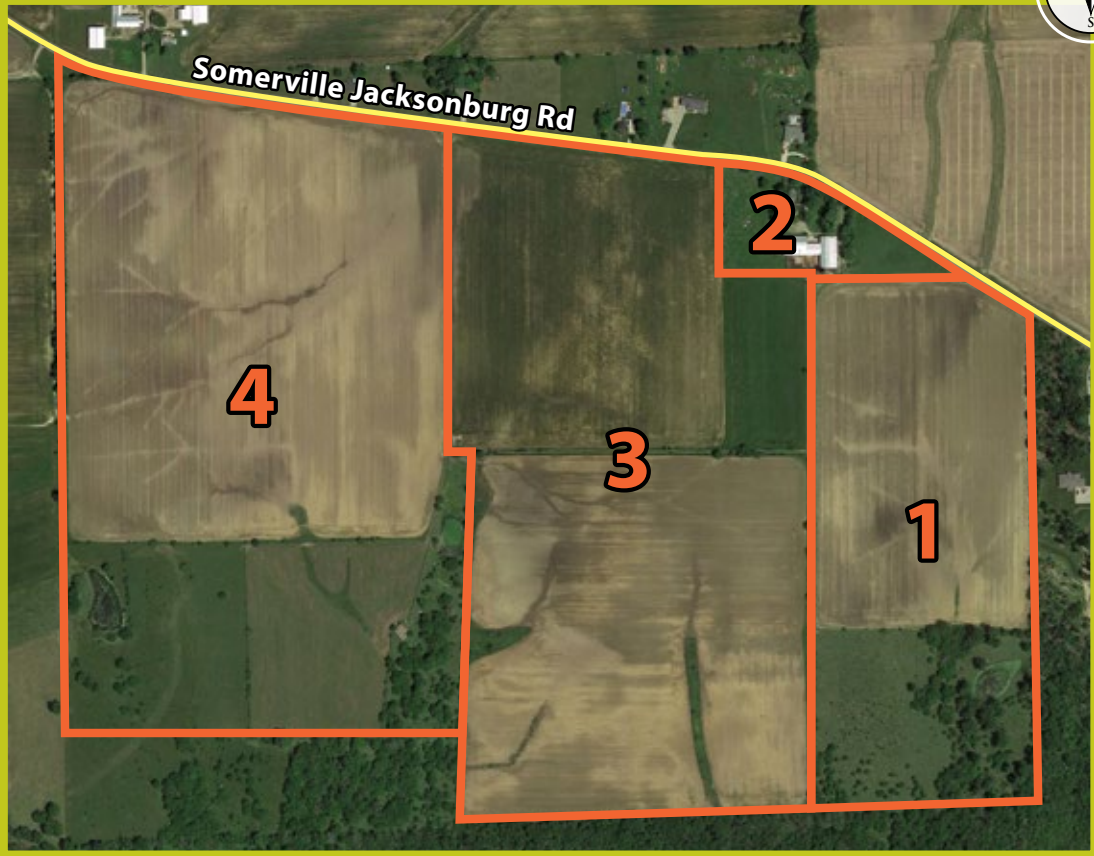
LOCATION: 5 miles east of Somerville, Ohio in northeastern Butler County, with frontage on Somerville Jacksonburg Rd
GPS COORDINATES: 39° 33' 33" N 84° 33' 45" W
ZONING: Agricultural
TOPOGRAPHY: Gently Rolling - Rolling
SCHOOLS: Edgewood City School District
ANNUAL TAXES: \$7,992.66



Property Soils



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.				
WyB2	Wynn silt loam, 2 to 6 percent slopes, moderately eroded	36.78	118	39
XfB	Xenia silt loam, bedrock substratum, 2 to 6 percent slopes	33.79	142	49
RdA	Raub silt loam, 0 to 2 percent slopes	32.44	179	58
FdA	Fincastle silt loam, bedrock substratum, 0 to 2 percent slopes	12.12	130	52
FcA	Fincastle silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	7.14	156	51
Wyc2	Wynn silt loam, 6 to 12 percent slopes, moderately eroded	5.68	100	34
Weighted Average			142.3	48.1



TRACT 1: 34[±] ACRES
20[±] Tillable
4[±] Wooded

TRACT 2: 4[±] ACRES
1[±] Acre Farmstead

TRACT 3: 65[±] ACRES
62[±] Tillable

TRACT 4: 77[±] ACRES
46[±] Tillable
9[±] Wooded

Auction Conducted By: Russell D. Harmeyer, OH Auct. Lic. #2001014575



NEW!

Halderman Real Estate App
Available on Android & Apple iOS



Terms & Conditions

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, OH Auct. Lic. #2004000060) will offer this property at public auction on April 14, 2015. At 6:30 PM, 180 acres, more or less, will be sold at the Milford Township Community Center, Collinsville, OH. This property will be offered as one single unit or in tracts. 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 Jim Hanna at 937-725-2908, Robert McNamara at 614-309-6551 or Craig Springmier at 937-533-7126 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 Sellers reserve 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 by the Buyer(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 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 Owner's Title Insurance Policy to the Buyer(s). 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 May 14, 2015. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of land will be on auction night upon execution of the purchase agreement, earnest money, and land lease. Possession of buildings will be at closing.

REAL ESTATE TAXES: Real estate taxes are \$7,992.66. The Seller will pay the 2014 taxes due and payable in 2015. The Buyer(s) will be given a credit at closing for the 2014 due 2015 taxes and will therefore pay all real estate taxes beginning with the spring 2015 installment and all taxes thereafter.

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. Conduct 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.

Open House On-Site: March 24 • 3-6 PM

2697 Somerville Jacksonburg Rd • Somerville, OH 45064



- 1,900 sq ft
- 4 Bedrooms
- 1.5 Baths
- Central Air
- 1-Car Attached Garage