

HALDERMAN
REAL ESTATE
SERVICES

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Specialists Since 1930"

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NOV
07
2:00 PM

AUCTION

DEFIANCE COUNTY
FAIRGROUNDS

530 S MAIN ST • HICKSVILLE, OH

4 TRACTS
212^{+/-}
ACRES

HALDERMAN
REAL ESTATE
SERVICES

Hicksville Twp • Defiance County • Ohio

*Excellent
Cropland*

AUCTION CONDUCTED BY:
RUSSELL D. HARMEYER,
OH AUCT. LIC. #2001014575

Owner: Tri-Star Trust Bank Trustee for
the Jean H. Henning Irrevocable Trust
and Paul F. Henning Irrevocable Trust

207.39^{+/-}
Tillable
Acres



NOV
07
2:00 PM

AUCTION

DEFIANCE COUNTY FAIRGROUNDS

530 S MAIN ST • HICKSVILLE, OH 43526

*Excellent
Cropland*

4 TRACTS
212^{+/-}
ACRES

207.39^{+/-}
Tillable Acres

Hicksville Twp
Defiance County
Ohio



AUCTION CONDUCTED BY:
RUSSELL D. HARMEYER, OH AUCT. LIC. #2001014575



Brett Salyers
Bowling Green, OH
419.806.5643
bretts@halderman.com



Online Bidding
is Available

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REAL ESTATE
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HLS# BJS-11511 (14)

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TRACT DETAILS

PROPERTY MAPS & INFORMATION



AUCTION CONDUCTED BY:
RUSSELL D. HARMEYER,
OH AUCT. LIC. #2001014575

NEW!
Halderman Real Estate App
Available on Android & Apple iOS



LOCATION: Approximately 2 miles southeast of
Hicksville at the intersection of Jericho, Lake and
Clemmer Roads

ZONING: Agricultural

TOPOGRAPHY: Level

SCHOOL DISTRICT: Hicksville Exempted Village

FSA DATA:

CORN BASE: 78.1 acres

DP & CC YIELD: 111 bu/ac

WHEAT BASE: 57.9 acres

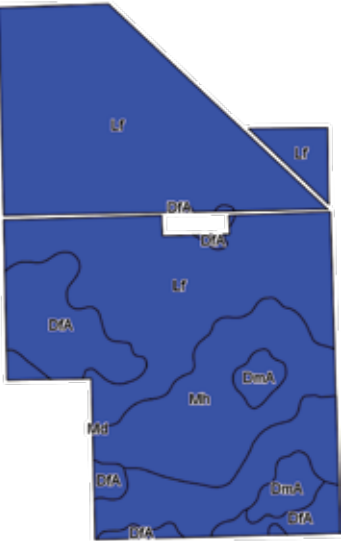
DP & CC YIELD: 50 bu/ac

SOYBEAN BASE: 68.9 acres

DP & CC YIELD: 31 bu/ac

SOILS

Code	Soil Description	Acres	Corn	Soybeans
Lf	Lenawee silty clay loam	143.39	125	45
Mh	Millgrove loam	32.34	140	50
DfA	Del Rey silt loam, 0 to 3 percent slopes	24.20	110	40
DmA	Digby loam, 0 to 3 percent slopes	7.32	115	42
Md	Merrill loam	0.09	130	48
Weighted Average		125.2	45.1	



TRACT 1:

75[±] Acres

73.51[±] Tillable

TRACT 2:

47[±] Acres

45.95[±] Tillable

TRACT 3:

55[±] Acres

53.42[±] Tillable

TRACT 4:

35[±] Acres

34.51[±] Tillable

Excellent Cropland
Well Tiled

TERMS & CONDITIONS

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, OH Auct. Lic. #2004000060) will offer this property at public auction on November 7, 2014. At 2:00 PM, 212.854 acres, more or less, will be sold at Defiance County Fairgrounds, Hicksville, OH. This property will be offered as one single unit, in tracts or in combinations. Each bid shall constitute an offer to purchase and the final bid, if accepted by the Sellers, shall constitute a binding contract between the Buyers 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 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, or if this property sells in multiple tracts requiring new legal descriptions, 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 warrants 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 bid price 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 and each Buyer will provide a Lender's Title Insurance 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.

EASEMENTS: The sale of this property is subject to any and all easements of record.

CLOSING: The closing shall be on or about December 15, 2014. The Sellers have the choice to extend this date if necessary.

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

REAL ESTATE TAXES: Real estate taxes for 2013 were \$5,409.98. Sellers will pay the 2014 taxes due and payable in 2015. Buyer(s) will pay the 2015 taxes due and payable in 2016 and all taxes thereafter.

DITCH ASSESSMENT: Current ditch assessment is \$203.13. Buyer(s) will pay the 2015 assessments and all ditch assessments due and payable thereafter.

MINERAL RIGHTS: All mineral rights owned by the Sellers will be conveyed to the Buyers.

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; 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, Buyers accept the property "AS IS," and Buyers assume 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.