

AUCTION

642[±] Acres

August 25th
6:30 PM

Clinton County
OHIO

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

642[±] Acres

7 TRACTS RANGING FROM 5 ACRES TO 216 ACRES

Monday, August 25th • 6:30 PM

OPEN HOUSE: August 14th • 5:00-7:00 PM



ONLINE BIDDING AT:
WWW.HALDERMAN.COM

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

Jim Hanna
937-725-2908

Robert McNamara
614-309-6551

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AUCTION

Monday, August 25th • 6:30 PM

Elks Lodge • 2567 Rombach Ave • Wilmington, OH 45177

OPEN HOUSE: August 14th • 5:00-7:00 PM

5355 Hornbeam Rd • Sabina, OH 45169

642[±] Acres

Wayne Twp • Clinton County • Ohio

578.7[±] Tillable • 40[±] Wooded
5[±] Acre Homesite

Owner: JSM Farms, LLC

Rare Opportunity to Acquire Large Productive Farm

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



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

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PROPERTY INFORMATION

LOCATION: Approximately 5 miles southeast of Sabina, on both sides of Hornbeam Rd, between SR 729 and Lutrell Rd

ZONING: Agricultural, A-2

SCHOOL DISTRICT: East Clinton Local Schools

TOPOGRAPHY: Level - Gently Rolling

ANNUAL TAXES: \$13,253.00 (estimated)

DITCH ASSESSMENT: \$602.16



TRACT DETAILS

TRACT 1: 110+/- Acres, 107+/- Tillable

TRACT 2: 110+/- Acres, 105.7+/- Tillable

TRACT 3: 216+/- Acres, 208.5+/- Tillable

TRACT 4: 5+/- Acres, Homesite

TRACT 5: 130+/- Acres, 110+/- Tillable, 18+/- Wooded

TRACT 6: 49+/- Acres, 47.5+/- Tillable

TRACT 7: 22+/- Acres, All Wooded

Homesite

House: 1,466 sq ft, 7 Rooms, 3 Bedrooms, 1 Bath

Detached 14'x20' Concrete Block Garage

Frame Barn 50'x80' with 16'x50' Attached Shed, 40'x50' Shed

(3) 18'x24' Grain Bins, each with 10,000 bushel storage capacity

(1) 12,500 bushel Grain Bin & (1) 46,000 bushel Grain Bin

SOILS INFORMATION

Corn Yields:

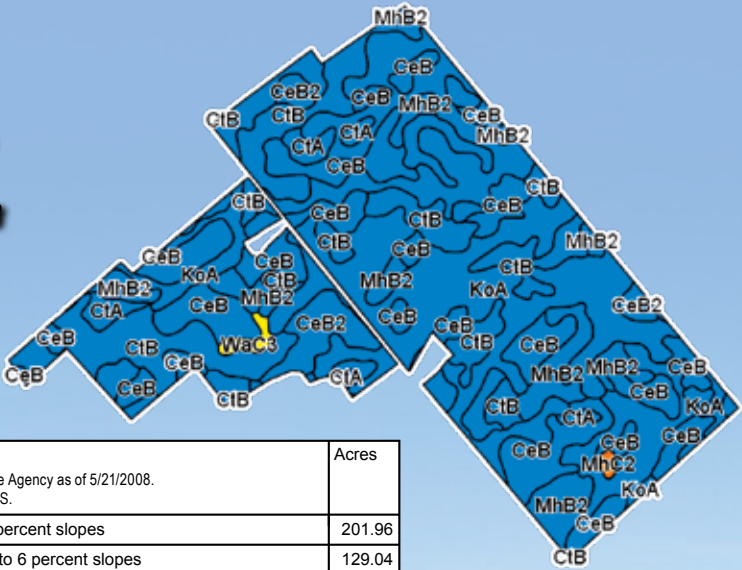
2012 = 162 bu

2013 = 205 bu

Soybean Yields:

2012 = 59 bu

2013 = 65 bu



Code	Soil Description Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.	Acres
KoA	Kokomo silty clay loam, 0 to 1 percent slopes	201.96
CeB	Celina-Losantville silt loams, 2 to 6 percent slopes	129.04
CtB	Crosby-Celina silt loams, 2 to 4 percent slopes	113.27
MhB2	Miamian silt loam, 2 to 6 percent slopes, eroded	52.19
CtA	Crosby-Celina silt loams, 0 to 2 percent slopes	50.89
CeB2	Celina-Losantville silt loams, 2 to 6 percent slopes, eroded	26.86
WaC3	Wapahani-Miamian clay loams, 6 to 12 percent slopes, severely eroded	3.30
MhC2	Miamian silt loam, 6 to 12 percent slopes, eroded	1.28

OPEN HOUSE:

August 14th • 5:00-7:00 PM

5355 Hornbeam Rd • Sabina, OH 45169



Terms & Conditions

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, OH Auct. Lic. #2004000060) will offer this property at public auction on August 25, 2014. At 6:30 PM, 642 acres, more or less, will be sold at Elks Lodge, Wilmington, 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 Jim Hanna at 937-725-2908 or Robert McNamara at 614-309-6551, 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.

DEED: The Sellers will provide a Warranty 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 September 30, 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 to harvest the 2014 crop. Possession of home will be 30 days after closing and possession of grain bins will be January 31, 2015.

REAL ESTATE TAXES: Real estate taxes for this property are estimated at \$13,253.00. Sellers will credit the Buyer(s) at closing for 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: Ditch assessments are \$602.16. Sellers will credit the Buyer(s) at closing for the 2014 ditch assessments due and payable in 2015. Buyer(s) will pay the 2015 assessments and all ditch assessments due and payable in 2016 and 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. 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.

