

AUCTION

Wednesday, February 26th • 2:00 PM EST

**Van Wert Fairgrounds • Junior Fair Building
1055 S Washington Street • Van Wert, OH 45891**

**Productive Cropland
with Excellent Frontage**

Ridge Township • Van Wert County • OH

135^{+/-} Acres • 2 Tracts

134^{+/-} Tillable Acres

Property Details

Location: Approximately 2 miles east of Van Wert, along the north side of Lincoln Highway, west side of Gilliland Rd, and along the south side of US-30

Topography: Level - Gently Rolling

Schools: Lincolnvew Local School District

Annual Taxes: \$3,420.00

Zoning: Agricultural

Tract 1: 104^{+/-} Acres, Mostly Tillable, Pattern Tiled

Tract 2: 31^{+/-} Acres, Mostly Tillable, Pattern Tiled



Owner: Starr Commonwealth

Starr is a 100-year-old non-profit organization and the proceeds from this auction will benefit children and families.



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**Auction Conducted by:
Chad Metzger, OH Auct. Lic. #2004000060**

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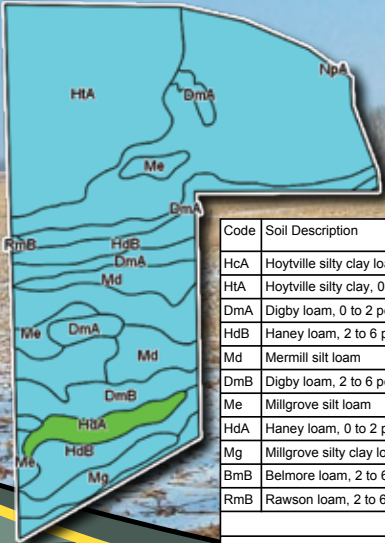
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Soils

Code	Soil Description	Acres	Corn	Soybeans
HcA	Hoytville silty clay loam, 0 to 1 percent slopes	50.05	150	42
HtA	Hoytville silty clay, 0 to 1 percent slopes	34.51	145	40
DmB	Digby loam, 0 to 2 percent slopes	11.27	148	47
HdB	Haney loam, 2 to 6 percent slopes	10.04	139	44
Md	Merrill silt loam	8.83	179	56
DmB	Digby loam, 2 to 6 percent slopes	6.18	144	46
Me	Millgrove silt loam	4.28	186	59
HdA	Haney loam, 0 to 2 percent slopes	4.20	143	45
Mg	Millgrove silty clay loam	3.93	182	58
BmB	Belmore loam, 2 to 6 percent slopes	1.82	133	42
RmB	Rawson loam, 2 to 6 percent slopes	0.28	137	43
Weighted Average		151	44.2	

Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.



PLACE BID

Online Bidding Available



TERMS & CONDITIONS

1% Buyer's Premium

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, OH Auct. Lic. #2004000060) will offer this property at public auction on February 26, 2014. At 2:00 PM, 135.7 acres, more or less, will be sold at The Van Wert Fairgrounds Junior Fair Building, Van Wert, 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 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, or Howard Halderman at 260-563-8888, or Pat Karst at 260-563-8888, 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 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 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.

BUYER'S PREMIUM: A Buyer's Premium of 1% will be added to the total of each successful bid.

DEED: The Sellers will provide a Limited Warranty Deed or a Covenant Deed at closing.

DEED RESTRICTIONS AND PURCHASE AGREEMENT: Some deed restrictions apply. To view deed restrictions and/or read a copy of the purchase agreement, please contact Pat Karst at 260-563-8888 or patk@halderman.com or visit our website at www.halderman.com.

EVIDENCE OF TITLE: The Sellers will provide an Owner's Title Insurance Policy to the Buyers. 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.

TITLE SEARCH: A preliminary title search may be obtained by contacting Pat Karst at 260-563-8888 or at patk@halderman.com or by visiting our website: www.halderman.com.

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

CLOSING: The closing shall be on or about April 1, 2014. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of land will be at closing.

REAL ESTATE TAXES: Real estate taxes are \$3,420.00. Seller to pay any and all billed taxes through 2013. Buyers to pay any and all billed taxes for 2014 and thereafter.

MINERAL RIGHTS: Seller will retain 75% of all mineral rights. 25% of all mineral rights 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; Metzger Property Services LLC, 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 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, 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.