

AUCTION

Dixon Township

Preble County, OH



45^{+/-} Acres • 1 Tract
40^{+/-} Acres of Productive Farmland
Potential Homesite

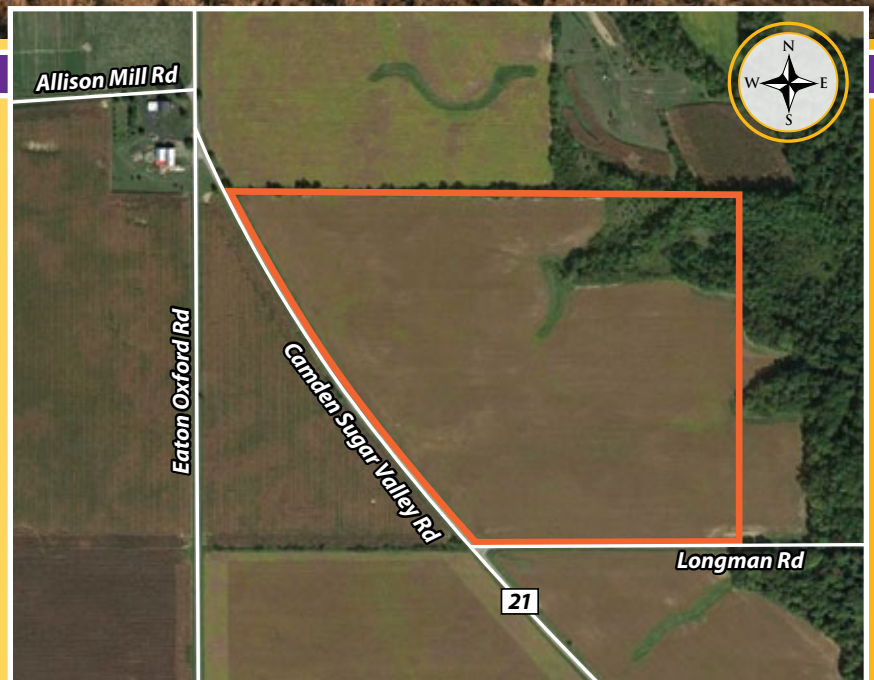
FEBRUARY 17TH
6:30 PM

The Gathering Place

501 Nation Ave
Eaton, OH 45320

PLACE BID

Online Bidding Available



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

Owner: Lowell Winholt Trust



Craig Springmier
Eaton, OH
937.533.7126
craigs@halderman.com

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AUCTION

45^{+/-} Acres • 1 Tract

FEBRUARY 17TH

Productive Farmland • Potential Homesite

Dixon Township, Preble County, OH



PROPERTY INFORMATION

LOCATION: Approximately 5 miles southwest of Eaton, in the northeast corner of Camden Sugar Valley and Longman Roads

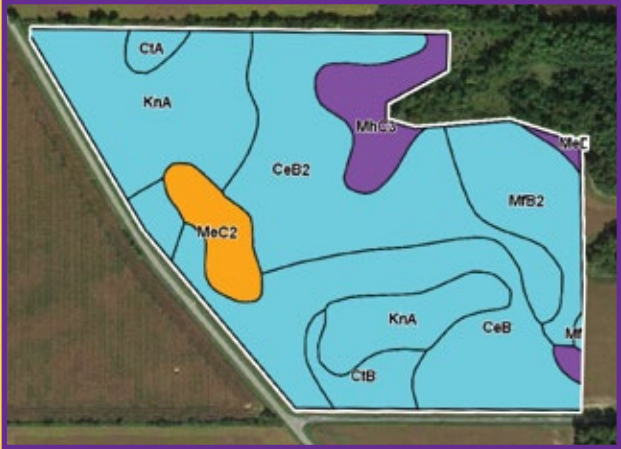
ZONING: Agricultural

TOPOGRAPHY: Gently Rolling

SCHOOLS: Eaton Community School District



SOILS INFO



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.				
CeB2	Celina silt loam, 2 to 6 percent slopes, eroded	9.91	128	40
KnA	Kokomo silt loam, 0 to 1 percent slopes	9.23	155	52
CeB	Celina silt loam, 2 to 6 percent slopes	8.62	135	43
MIB2	Miamian-Celina silt loams, 2 to 6 percent slopes, eroded	3.88	112	38
MhC3	Miamian-Losantville clay loams, 6 to 12 percent slopes, severely eroded	2.95	83	29
CIB	Crosby-Celina silt loams, 2 to 4 percent slopes	2.05	126	43
MeC2	Miamian silt loam, 6 to 12 percent slopes, eroded	1.88	100	34
C1A	Crosby-Celina silt loams, 0 to 2 percent slopes	0.51	130	48
MI	Miamian-Celina silt loams, 2 to 6 percent slopes	0.07	124	43
Weighted Average			129.5	42.4

TERMS & CONDITIONS

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, OH Auct. Lic. #2004000060) will offer this property at public auction on February 17, 2014. At 6:30 PM, 45 acres, more or less, will be sold at The Gathering Place, Eaton, OH. This property will be offered as one single unit. 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 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 the tract, 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 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. If a survey is completed, the purchase price for the surveyed tract 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.

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 Trustee's Deed at closing.

EVIDENCE OF TITLE: Each Buyer is responsible for an Owner's Title Insurance Policy and 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 April 3, 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 for this property are not yet determined since the acreage is a split from a larger tract. The unpaid property taxes and the unbilled 2013 taxes due and payable in 2014, will be paid by the Seller at closing, or Seller shall credit Buyer(s) at closing for said taxes based on the most recent ascertainable tax figures. Taxes shall be calculated and paid or credited at CAUV rates.

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; 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. 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.



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