

HALDERMAN
REAL ESTATE
SERVICES

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AUCTION

164^{+/-} Acres
Productive Cropland

**Clinton County
OHIO**

**Friday, September 27th
12:00 PM EST**



**Kersey Real Estate
& Auction Co., L.L.C.**

937-382-7793 | www.kerseyauctions.com

**Friday, September 27th
12:00 PM EST**

164^{+/-} Acres
Productive Cropland

**Liberty Twp
Clinton Co • OHIO**

Jim Hanna
937-725-2908

Robert McNamara
614-309-6551

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REAL ESTATE
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Auction Conducted
By: **GARY KERSEY,**
AUCTIONEER
OH Auct. Lic. #2005000150



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& Auction Co., L.L.C.**

937-382-7793 | www.kerseyauctions.com

AUCTION

Friday, September 27th • 12:00 PM EST

HELD AT: Elks Lodge • 2567 Rombach Ave • Wilmington, OH

On-Site Property Inspection:

Tuesday, September 10th • 1:00-4:00 PM EST

1192 W. Mt. Pleasant Rd • Wilmington, OH 45177

**Liberty Twp • Clinton County
OHIO**

164^{+/-} Acres
Productive Cropland

146^{+/-} Tillable • 13.7^{+/-} Wooded
Grain Bin & Barn on 2^{+/-} Acres

**Owners: Dwight D. McKay, Roderick S. McKay,
Mark W. McKay, Douglas R. McKay Trust**

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

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

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HLS# JEH-11269 (13)

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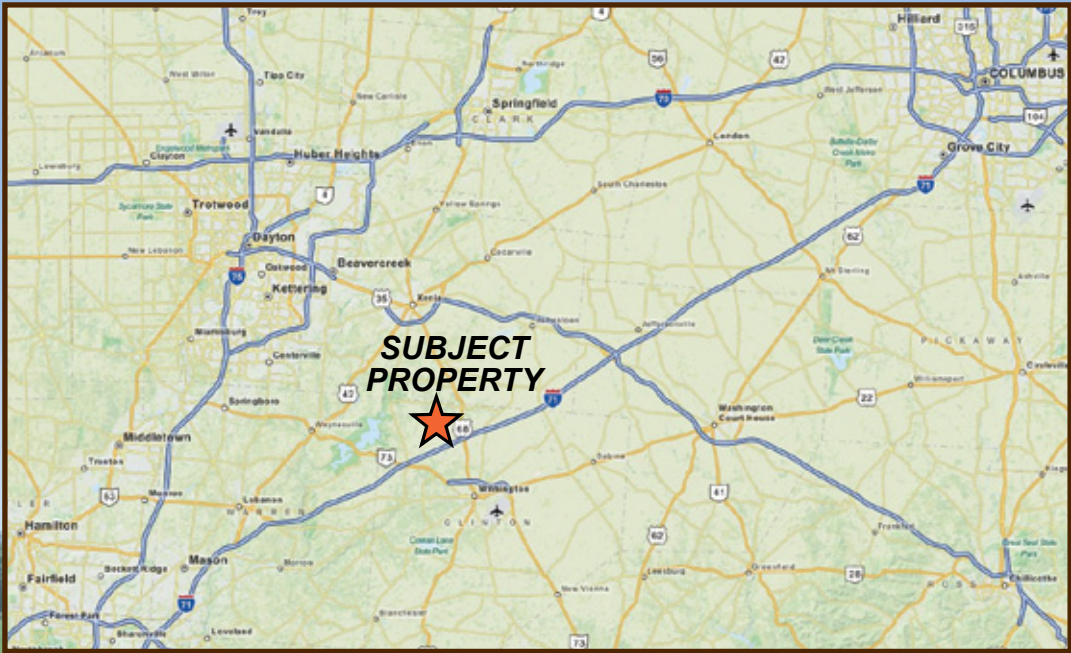
PROPERTY DETAILS

This quality farm of 164.224 acres will be sold in its entirety as per an approved survey. The level to gently rolling lay of land in all directions is quite pleasing to the eye as one surveys this impressive farming community. A goodly distance off the road and upon a modest hill crest is an old home site now consisting of a barn, machinery pole sheds, and a metal grain bin all of which are serviced by electric.

Of the total 164 acres, some 145.90 acres are cash rented and presently planted to soybeans. The rich soils are dominated by Treaty, Celina, and Crosby silt loam types. Though not systematic, tile drainage has been installed over the years. Bordering the back west boundary is a 13.7 acre woods with some trees ready for harvest if so desired. This farm and its improvements are offered in their present “as is” condition. For convenience, this auction will be held at the Wilmington Elks Lodge toward the eastern edge of Wilmington, Ohio.



9,000 Bushel Grain Bin



On-Site Property Inspection:

Tuesday, September 10th 1:00-4:00 PM EST

1192 W. Mt. Pleasant Rd
Wilmington, OH 45177



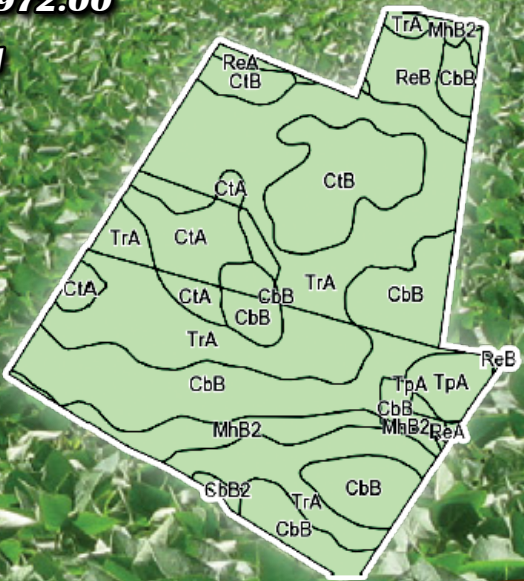
LOCATION: 6 miles northwest of Wilmington, a mere 2 miles west from Mt. Pleasant Road’s intersection with US Rt. 68 and just north of the I-71 interchange. Watch for on-site auction signs.

SCHOOLS: Wilmington City Local School District

TOPOGRAPHY: Level to Gently Rolling

ANNUAL TAXES: \$2,972.00

ZONING: Agricultural



SOILS INFORMATION

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Corn	Soybeans
Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.						
TrA	Treaty silty clay loam, 0 to 1 percent slopes	65.1	40.3%	IIw	175	60
CbB	Celina silty loam, 2 to 8 percent slopes	47.8	29.5%	Ile	135	48
CtB	Crosby-Celina silt loams, 2 to 4 percent slopes	16.9	10.4%	Ile	130	42
CtA	Crosby-Celina silt loams, 0 to 2 percent slopes	11.1	6.9%	IIw	135	45
MhB2	Miamian silt loam, 2 to 6 percent slopes, eroded	8.4	5.2%	Ile	110	34
ReB	Reesville silt loam, 2 to 4 percent slopes	6.3	3.9%	Ile	140	40
TpA	Treaty silt loam, 0 to 1 percent slopes, overwash	4.2	2.6%	IIw	175	60
ReA	Reesville silt loam, 0 to 2 percent slopes	1.3	0.8%	IIw	145	42
CbB2	Celina silt loam, 2 to 6 percent slopes, eroded	0.8	0.5%	Ile	130	45
Weighted Average					150.7	51.3

Terms & Conditions

METHOD OF SALE: Kersey Real Estate and Auction Co., L.L.C. (OH Aust. Lic. #2005000150) and Halderman Real Estate Services, Inc. (HRES, OH Aust. Lic. #2004000060) will offer this property at public auction on September 27, 2013. At 12:00 PM EST, 164.22 acres, more or less, will be sold at the Elks Lodge, Wilmington, 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 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 Gary Kersey at 937-382-7793 or 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: None required. The Clinton County tax map office has approved the legal description.

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, 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 to the Buyer(s). Each Buyer is responsible for a Lender’s Policy, if needed. If the title is not marketable in accordance with the laws of the State of Ohio, then the purchase agreement(s) would be rescinded prior to the closing and the Broker would return the Buyer’s earnest money as Buyer’s sole remedy.

CLOSING: The closing shall be held November 4, 2013. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of land will be following harvest of the 2013 crops. Possession of buildings will be January 1, 2014.

REAL ESTATE TAXES: Real estate taxes for 2012 were \$2,972.00. The Sellers will credit \$2,972.00 to the Buyer(s) at closing for the 2013 taxes due and payable in 2014. The Buyer(s) will pay the 2014 taxes due and payable in 2015 and all taxes thereafter.

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

PROPERTY INSPECTION: On-site property inspection to be held Tuesday, September 10, 2013 from 1-4 PM EST. 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 Kersey Real Estate and Auction Co., L.L.C., HRES, or the Sellers.

AGENCY: Gary Kersey of Kersey Real Estate and Auction Co., L.L.C., Halderman Real Estate Services, 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 KERSEY REAL ESTATE AND AUCTION CO., L.L.C., HALDERMAN REAL ESTATE SERVICES, 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, Kersey Real Estate and Auction Co., L.L.C., 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, Kersey Real Estate and Auction Co., L.L.C., 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, Kersey Real Estate and Auction Co., L.L.C. or HRES be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of Kersey Real Estate and Auction Co., L.L.C., HRES and/or the auctioneer. The Sellers, Kersey Real Estate and Auction Co., L.L.C., 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 Kersey Real Estate and Auction Co., L.L.C., HRES and/or the auctioneer are final. Any legal claim or controversy associated with this auction will be settled by binding mandatory arbitration.

ONLINE BIDDING AT:
WWW.HALDERMAN.COM

