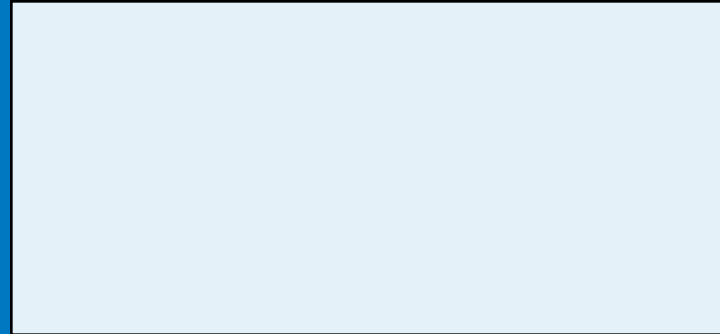


AUCTION

**100^{+/-} Acres
4 Tracts**



Marion Twp • Clinton County • OHIO

September 26th • 6:00 PM

**CROPLAND • WOODS
BUILDING SITES • RECREATIONAL**

AUCTION

100^{+/-} Acres • 4 Tracts

Marion Twp • Clinton County • OHIO

September 26th • 6:00 PM

**CROPLAND • WOODS
BUILDING SITES • RECREATIONAL**

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

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

HALDERMAN
REAL ESTATE
SERVICES

AUCTION

**100^{+/-} Acres • 4 Tracts
57.5^{+/-} Tillable • 38.5^{+/-} Wooded**

Marion Twp • Clinton County • OHIO

**CROPLAND • WOODS
BUILDING SITES • RECREATIONAL**

September 26th • 6:00 PM

**Held at: Freedom Worship Baptist Church
664 W Main St (SR 28) • Blanchester, OH 45107**

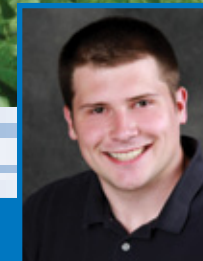
**On-Site Property Inspection:
September 11th • 4-7 PM**

**AUCTION CONDUCTED BY:
CHAD METZGER,
OH AUCT. LIC. #2004000060**

**Owners:
Randall & Ellen Christen**



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



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

HALDERMAN
REAL ESTATE
SERVICES
HLS# JEH-11292 (13)
800.424.2324 | www.halderman.com

PROPERTY DETAILS

LOCATION: On the southwest corner of Irvin & Penquite Roads

ZONING: Agricultural

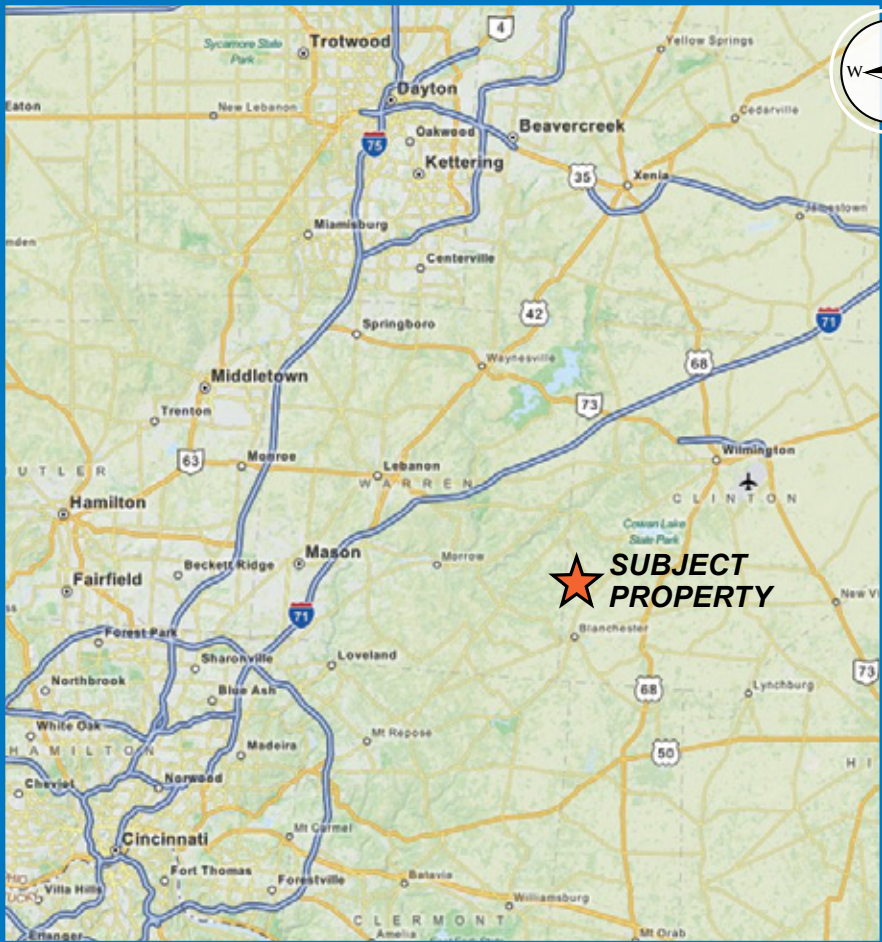
TOPOGRAPHY: Level to Gently Rolling

SCHOOLS: Blanchester Local School District

ANNUAL TAXES: \$1,258.00

ADDITIONAL NOTES: Rural Water Available

SOILS INFORMATION



On-Site Property Inspection:
September 11th • 4-7 PM

TRACT DETAILS

- TRACT 1: 12^{-1/2} Acres
9^{-1/2} Tillable, 3^{-1/2} Wooded
- TRACT 2: 37^{-1/2} Acres
20^{-1/2} Tillable, 16^{-1/2} Wooded
- TRACT 3: 10^{-1/2} Acres
8^{-1/2} Tillable, 1^{-1/2} Wooded
- TRACT 4: 41^{-1/2} Acres
20.5^{-1/2} Tillable, 18.5^{-1/2} Wooded

Code	Soil Description	Acres	Corn	Kentucky bluegrass	Orchardgrass alfalfa hay	Orchardgrass red clover hay	Soybeans	Tall fescue	Winter wheat
	Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.								
JrB	Jonesboro-Rossmoyne silt loams, 2 to 6 percent slopes	25.6	125	3.6	5	4.5	42	5.6	60
WsS1A1	Westboro-Schaffer silt loams, 0 to 2 percent slopes	11.5	140	4.3	5	4	40	6	60
JrA	Jonesboro-Rossmoyne silt loams, 0 to 2 percent slopes	10.6	130	3.6	5	4.5	45	5.6	60
JrC2	Jonesboro-Rossmoyne silt loams, 6 to 12 percent slopes, eroded	4.1	115	3.4	4.6	4	35	5.3	55
WsS1B1	Westboro-Schaffer silt loams, 2 to 4 percent slopes	1.5	140	4.3	5	4	40	6	60
HkD2	Hickory silt loam, 12 to 18 percent slopes, eroded	0.7	75	3.6	2.5	3	30	5.6	45
Weighted Average			128.1	3.8	4.9	4.3	41.4	5.7	59.4

AUCTION CONDUCTED BY: CHAD METZGER, OH AUCT. LIC. #2004000060



ONLINE BIDDING AT:
WWW.HALDERMAN.COM



Terms & Conditions

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, OH Auct. Lic. #2004000060) will offer this property at public auction on September 26, 2013. At 6:00 PM, 100 acres, more or less, will be sold at the Freedom Worship Baptist Church, Blanchester, 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 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 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: A new survey will be needed; 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). When the 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.

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 to the Buyer(s). 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.

CLOSING: The closing shall be on or about November 7, 2013. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of land will be following harvest of the 2013 crops.

REAL ESTATE TAXES: Real estate taxes for 2012 were \$1,258.00. The Sellers will credit Buyer(s) \$1,258.00 at closing for the 2013 taxes due and payable in 2014. The Buyer(s) will pay all taxes thereafter.

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

PROPERTY INSPECTION: On-site property inspection to be held Wednesday, September 11, 2013 from 4-7 PM. 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 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, 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 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.