

AUCTION



**LARGE FARM
U.S. 50 FRONTAGE
10,000 bu GRAIN BIN**

November 21 • 6:30 PM

**Daly Hall, St. Patrick's Parish
130 Stone Alley, Fayetteville, OH 45118**

Perry Township, Brown County, OH

214[±] Total Acres

119[±] Tillable • 80[±] Woods

Immediate Hunting Rights to Buyer

**7[±] Acres River Frontage
along East Fork of Little Miami River**

AUCTION CONDUCTED BY: MARK METZGER, OH Auct. Lic. #57198740199

JIM HANNA

Wilmington, OH
937.725.2908
jimh@halderman.com

ROBERT McNAMARA

Wilmington, OH
614.309.6551
robertm@halderman.com

PLACE BID

Online Bidding is Available

Owners: Brown County Partners LTD

HALDERMAN
REAL ESTATE
SERVICES

HLS# JEH-10730

800.424.2324 | www.halderman.com

PROPERTY INFO

IMMEDIATE HUNTING RIGHTS AVAILABLE TO BUYER.

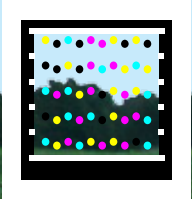
LOCATION: On U.S. 50 southwest of Fayetteville and northeast of Hwy 131.

TOPOGRAPHY: Level - Gently Rolling

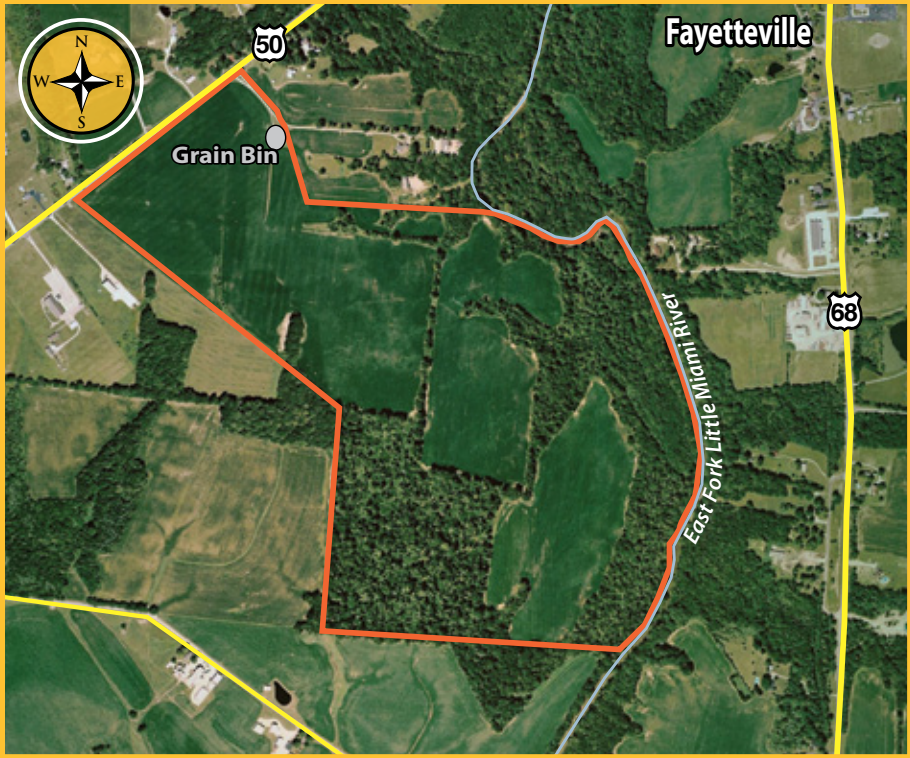
ZONING: Agricultural

SCHOOL DISTRICT: Fayetteville - Perry

ANNUAL TAXES: \$1,869.00

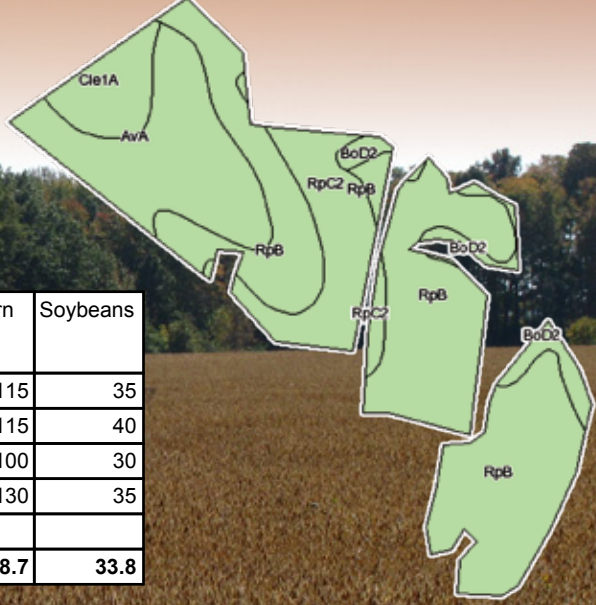


Take a picture with a QR reader on your smart phone and jump to our website!
Get the free mobile app for your phone at <http://gettag.mobi>



CROP

SOILS INFO



Code	Soil Description	Acres	Corn	Soybeans
	Fsa borders provided by the Farm Service Agency as of May 23, 2008. Soils data provided by USDA and NRCS.			
RpB	Rossmoyne silt loam, 1 to 6 percent slopes	65.5	115	35
AvA	Avonburg silt loam, 0 to 2 percent slopes	24	115	40
RpC2	Rossmoyne silt loam, 6 to 12 percent slopes, eroded	16.3	100	30
Cle1A	Clermont silt loam, 0 to 1 percent slopes	7.7	130	35
BoD2	Bonnell silt loam, 15 to 25 percent slopes, eroded	5.4		
Weighted Average			108.7	33.8

TERMS & CONDITIONS

AUCTION CONDUCTED BY: MARK METZGER, OH Auct. Lic. #57198740199

METHOD OF SALE: Mark W Metzger, Auctioneer, Ohio License # 57198740199, will offer this property at public auction on November 21, 2011. At 6:30 PM EST, 214.81 acres, more or less, will be sold at the Daly Hall, St. Patrick's Parish, Fayetteville, OH. This property will be offered as one single unit. Each bid shall constitute an offer to purchase and the final bid and if accepted by the Sellers, shall constitute a binding contract between the Sellers and the Buyer. 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 937-382-1425, 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. 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.

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. The successful bidder 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. The 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.

EASEMENTS: The sale of this property is subject to any and all easements of record. The Sellers disclose that two very dated headstones are located in the woods on the NE section of the property.

CLOSING: The closing shall be on or about December 22, 2011. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of land will be at closing, subject to the tenant's rights to harvest of the 2011 crop. Possession of the grain bin will be February 1, 2012.

REAL ESTATE TAXES: Real estate taxes for 2010, due and payable in 2011, were \$1,869.00. Taxes for 2011 will be prorated to the date of closing and the Sellers will credit that amount to the Buyer at closing. The 2011 taxes due and payable in 2012, will be the Buyer's responsibility along with all taxes and assessments thereafter.

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

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, Mark Metzger disclaims 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 Halderman Real Estate Service, Inc. or the Sellers.

AGENCY: Mark Metzger, Auctioneer, Ohio License #57198740199 and Halderman Real Estate Services, Inc., Ohio Real Estate Broker, 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 Auctioneer, Mark Metzger, Ohio License #57198740199 or Halderman Real Estate Services, Inc., Ohio Real Estate Broker, or their representatives. All sketches and dimensions in this brochure are approximate. ANNOUNCEMENTS MADE BY THE 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, Auctioneer or Halderman Real Estate Services, Inc. ("Broker"). Except for any express warranties set forth in the sale documents, Buyer assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, the Sellers, Auctioneer and Broker 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, Auctioneer or Broker be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers and Auctioneer 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 the Auctioneer are final.