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PRODUCTIVE CROPLAND

WITH ADJACENT FARMLAND RENTAL AVAILABLE

AUCTION NOVEMBER 23, 2010 • 6:30 PM
FREEDOM WORSHIP BAPTIST CHURCH, FELLOWSHIP HALL
INSPECTION DATE NOVEMBER 13, 2010 • 10AM - 1 PM

80+/- TOTAL ACRES • 2 TRACTS • 75+/- TILLABLE

VERNON TOWNSHIP, CLINTON COUNTY, OH

CONTACT:

JIM HANNA • 937-725-2908 • JIMH@HALDERMAN.COM

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HLS# JEH-10446

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VERNON TOWNSHIP, CLINTON COUNTY, OH

AUCTION NOVEMBER 23, 2010 • 6:30 PM
FREEDOM WORSHIP BAPTIST CHURCH, FELLOWSHIP HALL
664 W MAIN ST (SR 28) | BLANCHESTER, OH 45107
INSPECTION DATE NOVEMBER 13, 2010 • 10AM - 1 PM

AUCTION CONDUCTED BY: MARK W. METZGER, OH AUCT. LIC. #57198740199



JIM HANNA
WILMINGTON, OH
937-725-2908
JIMH@HALDERMAN.COM

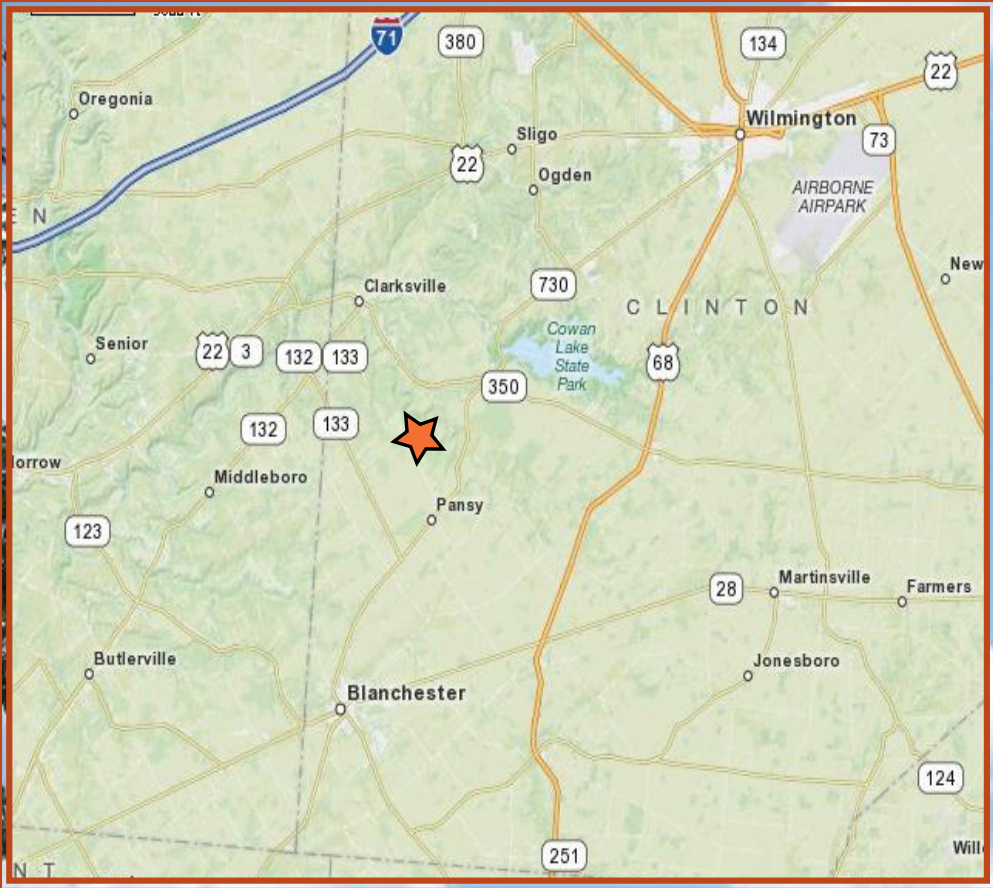
OWNER: JOHN MYERS



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LOCATION: JUST WEST OF 1213 PANSY RD AND WEST OF SR 730.

SCHOOL DISTRICT: CLINTON MASSIE LOCAL SCHOOLS

TOPOGRAPHY: LEVEL

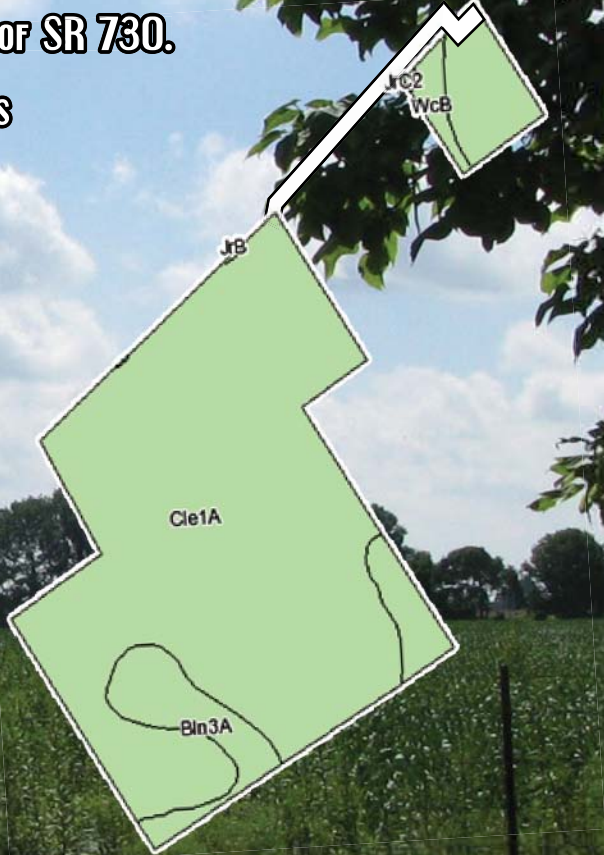
ANNUAL TAXES: \$1,200.00

TRACT 1: 75.5[±] ACRES, 71 TILLABLE,
MOSTLY SYSTEM TILED

TRACT 2: 4.5[±] ACRES, ALL TILLABLE,
300' OF ROAD FRONTAGE

TRACT 1

- PURCHASER OF TRACT 1 WILL BE GIVEN THE FIRST OPPORTUNITY TO CASH RENT AN ADDITIONAL 33 ACRES FROM THE SELLERS.
- PURCHASER OF TRACT 1 WILL RECEIVE FIRST RIGHT OF REFUSAL ON OTHER ACRES THE SELLER CURRENTLY OWNS, EXCLUDING TRACT 2.



Code	Soil Description	Acres	Corn	Soybeans	Winter wheat
Cle1A	Clermont silt loam, 0 to 1 percent slopes	67.9	130	35	55
Bln3A	Blanchester silty clay loam, 0 to 1 percent slopes	8	150	55	52
WcB	Westboro-Schaffer silt loams, 2 to 4 percent slopes	1.3	140	40	55
JrC2	Jonesboro-Rossmoyne silt loams, 6 to 12 percent slopes, eroded	0.1	115	35	55
Weighted Average			132.2	37.2	54.7

TERMS & CONDITIONS

AUCTION CONDUCTED BY: MARK W. METZGER, OH AUCT. LIC. #57198740199

METHOD OF SALE: Mark W. Metzger, Auctioneer, will offer this property at public auction on November 23, 2010. At 6:30 PM, 80 +/- acres will be offered at the Freedom Worship Baptist Church Fellowship Hall, Blanchester, Ohio 45107. This property will be offered as one total unit, or in tracts. 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 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 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 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 warrants that it will be sufficient to provide an owner's title insurance policy for the tract. 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. A total unit purchase 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.

DEED: The Sellers will provide a General 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 is null and void prior to the closing and the Buyer's earnest money will be returned.

EASEMENTS: The sale of this property is subject to any and all easements of record. SEE ALSO PROSPECTIVE COVENANTS AND RESTRICTIONS. CALL JIM HANNA AT 937-725-2908 TO DISCUSS.

CLOSING: The closing shall be on or about December 22, 2010. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession is upon closing, subject to the present tenant's right for the 2010 harvest.

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

REAL ESTATE TAXES: Real estate taxes for 2009 due and payable in 2010 were estimated at \$1,200. The Seller(s) will pay the 2010 taxes, due in 2011. The Buyer(s) will pay the 2011, due in 2012, and thereafter, along with any and all assessments.

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 W. 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 Services, Inc. or the Sellers.

AGENCY: Auctioneer, Mark Metzger, Ohio Lic. #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 Lic. #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 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 Sellers, Auctioneer or Halderman Real Estate Services. Except for any express warranties set forth in the sale documents, each Buyer assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, 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. Conduction of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers and the 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.

PLEASE CONTACT JIM HANNA, 937.725.2908, FOR ADDITIONAL INFORMATION REGARDING EASEMENTS, COVENANTS & RESTRICTIONS.