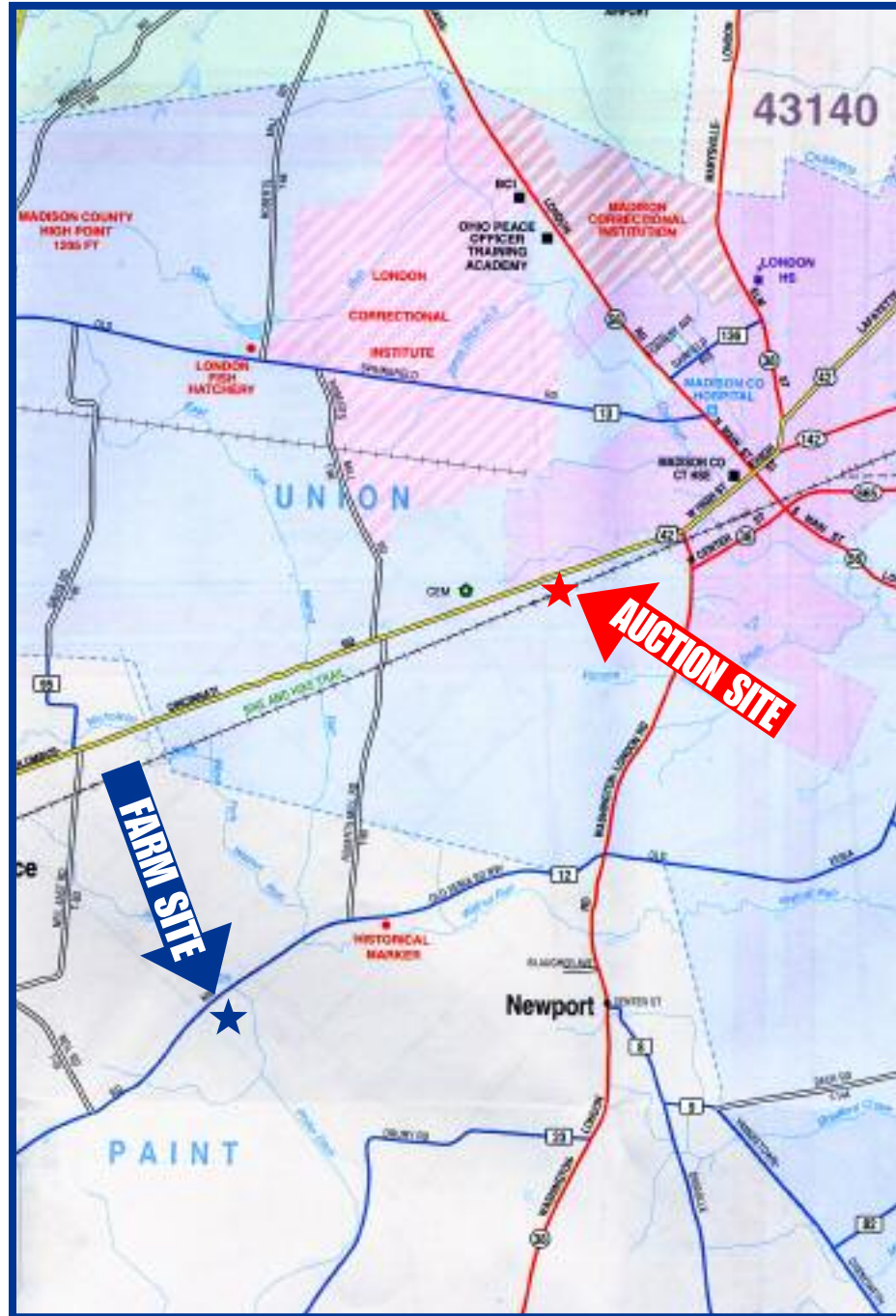


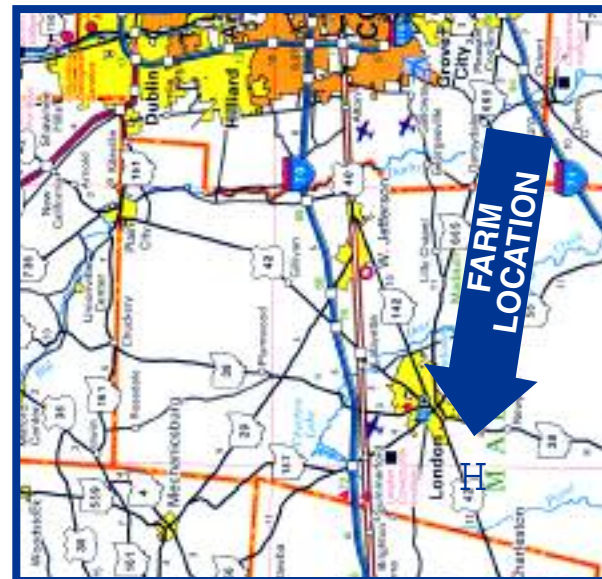
LOCATION



Timothy E. Beathard & Associates

AUCTIONEERS • REALTORS® • APPRAISERS

63 North Main Street, London, Ohio 43140



**524 Acre Paint Township Farm
MADISON COUNTY, OHIO**

TUESDAY, SEPTEMBER 28, 2010

HILL/JOHNSON TRUST PUBLIC

AUCTION

of 524 Acre Paint Township Farm

OFFERED IN 4 TRACTS

Farmhouse with 4 Acres

Wooded Building Sites and Farmland Tracts

— MADISON COUNTY —

TUESDAY, SEPT. 28, 2010

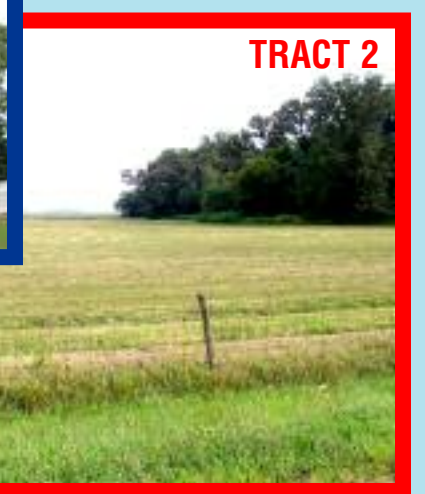
Selling at 6:01 P.M.

**AUCTION HELD AT MADISON COUNTY SENIOR CENTER
280 West High Street (US 42) London, Ohio**

FARM LOCATION: From London, go 2 miles south on SR 38 to Old Xenia Road. Turn right (west) and go 3 miles to farm. 3145 Old Xenia Road. Farm is ±23 miles southwest of Columbus.



TRACT 1



TRACT 2

We are privileged to offer for sale this 524 acre farm with 440 tillable acres, balance in Woodland. Good productive farmland with systematic tiling.

Auction Conducted & Co-Brokered By:

Timothy E. Beathard & Associates

AUCTIONEERS • REALTORS® • APPRAISERS



63 North Main Street
London, Ohio 43140

740-852-1181

tim.beathard@sbcglobal.net

Licensed and endemnified
in favor of the State of Ohio.



**Deercreek Appraisal
and Management Co.**

STAN KAVY, BROKER

P.O. Box 349,
London, Ohio 43140

skavy@columbus.rr.com



740-852-0333

REAL ESTATE

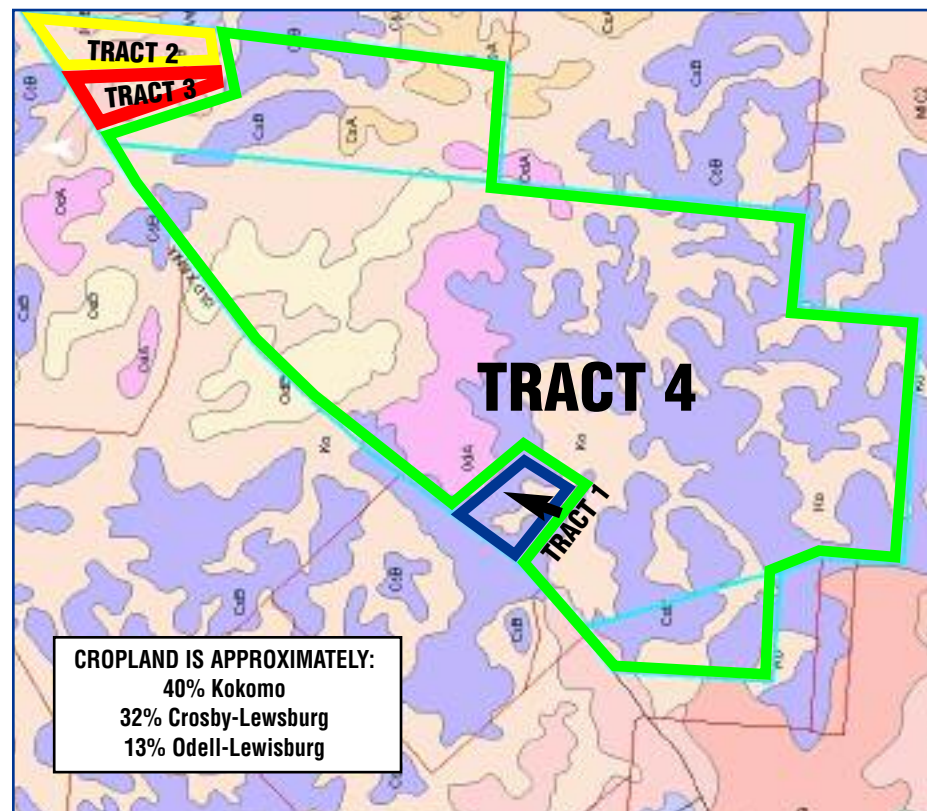
TRACT 1: 3145 Old Xenia Rd. ±4.2 acres improved with a turn-of-the-century 2-story farmhouse containing approximately 2900 square feet of living area. Three bedrooms, sitting room and 1 bath upstairs with front and rear staircases. Formal entry foyer, living room, family room, dining room, renovated and modern kitchen, pantry and 1/2 bath downstairs. Small basement. Vinyl siding, thermal replacement windows, shingle roof and fuel oil furnace all installed 2 years ago. Covered front and side porches, rear wooden deck. Outbuildings include a garage/storage building, smoke house/storage building and an old frame double crib. Well and septic system.

TRACT 2: ±10.7 acre, single building site (County approved). 1/3 open land, 2/3 wooded.

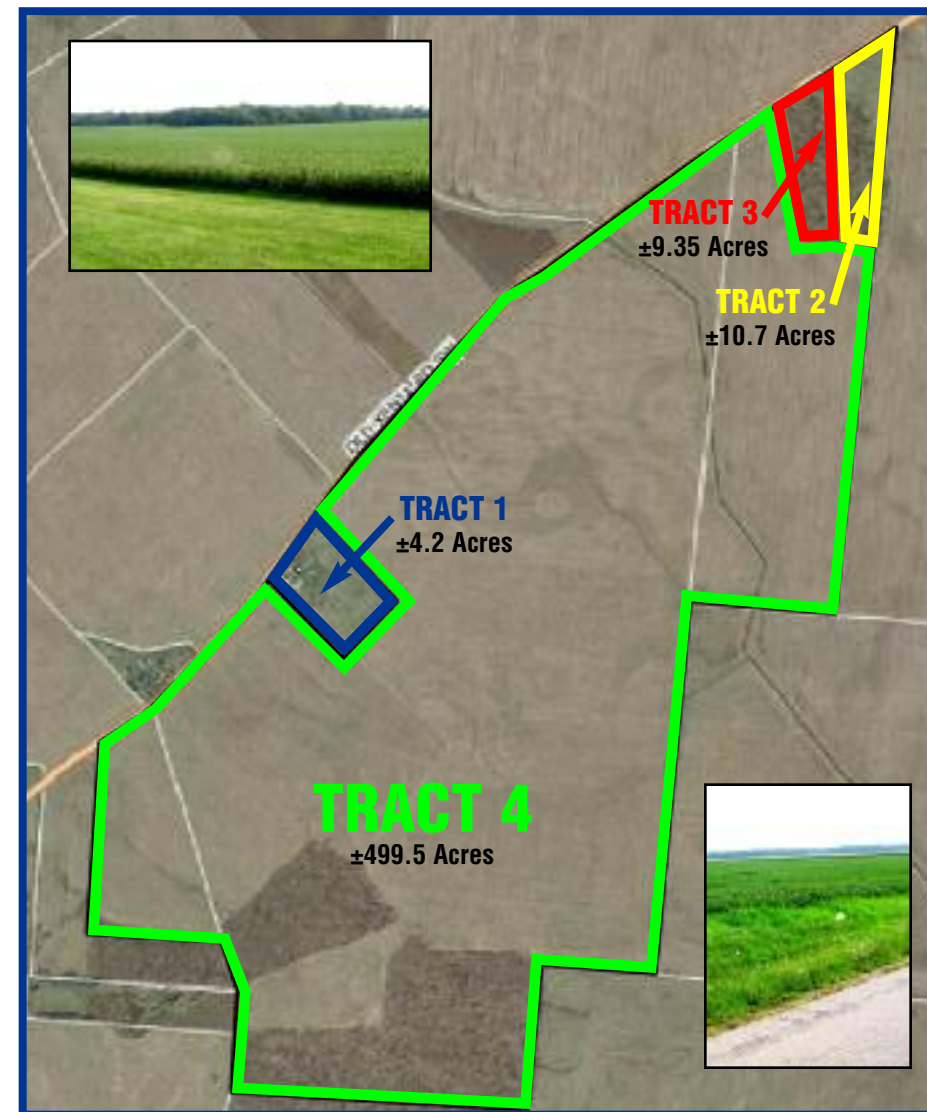
TRACT 3: ±9.35 acre, single building site (County approved). 7/8 wooded.

TRACT 4: ±499.5 acres of highly productive farmland. ±440 acres tillable, balance in woodland at rear of farm, accessed by farm lane. County maintained open ditch and subsurface mains on site. ±80% of farm has been systematically tiled and remaining acreage has average subsurface tiles. Woodland was selectively harvested 10 years ago and is under woodland management. Approximately 5,670 feet of road frontage with 4 residential conditional uses available.

SOIL MAP



PLAT MAP



MADISON-PLAINS LOCAL SCHOOL DISTRICT



* All acreage figures/distances are approximations and subject to final survey.

TERMS & CONDITIONS

EARNEST MONEY DEPOSIT:

Tract 1 - \$10,000; Tract 2 - \$5,000; Tract 3 - \$5,000; Tract 4 - \$125,000. Deposits due at time of auction. (Add up deposits for combinations). All non-refundable deposits shall be in the form of cash or negotiable check and made payable to Carpenter Lane Trust account. Have your financial arrangements in order as your bidding is not contingent upon financing.

BUYERS PREMIUM:

There will be a nominal 1% buyer's premium added to all final bids and included in the total contract price. This additional premium will be used for reimbursement for surveys, advertising and other expenses associated with the auction.

CLOSING:

Balance of purchase price, payable as cash, is due upon delivery of Limited Warranty Deed(s) on or before Oct. 29, 2010 as time is of the essence. Closing will be held conducted by William Lane, Attorney.

EVIDENCE OF TITLE:

This property is being offered in fee simple. Should the Purchaser(s) desire title insurance, it shall be at their expense.

POSSESSION:

Possession of house and building lots at closing. Possession of cropland is subject to 2010 harvest.

GOVERNMENT PROGRAM:

The farm has been a participant in the USDA Farm Service Agency (FSA) program. Cropland basis and payments all on Tract 4. Information on basis and payments available upon request.

REAL ESTATE TAXES:

Seller to pay real estate taxes and any assessments for the tax year 2010 due in 2011. Purchaser assumes all taxes thereafter. Farmland is currently being taxed under the Current Agricultural Use Valuation (CAUV) method. Purchasers to pay any recoupment should they change use or remove from this program. Real Estate Taxes on whole farm are \$10,247.78 per year. The breakdown is \$7,434.06/year for taxes, \$449.16/year for Woosley Extension #72 ditch maintenance, \$707.46/year for Weimer-Allison #34A ditch maintenance, \$1,467.92/year for Weimer-Allison 334 ditch maintenance, and \$189.18/year for Raymond Weimer #6 ditch maintenance. Taxes and assessments will be split for each parcel by the Madison County Auditor, as needed.

EASEMENTS & RESTRICTIONS:

Typical roadway and utility easements of record exist. There will be a 20' drainage easement on Tract 4 along Old Xenia Rd. between Tract 1 and Tract 3, for benefit of Tracts 1, 2 &

3. Also the same easement will extend across Tract 3 for benefit of Tract 2. These easements will only be necessary should the tracts sell separately.

PROPERTY DISCLAIMER:

Prospective purchasers have the opportunity to have any and all tests/inspections desired prior to auction date. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or their Agents. All information contained herein is believed to be true or correct. Each prospective bidder is responsible for conducting his/her independent inspections, investigations, inquiries, and due diligence concerning the property. Any statements made at time of auction take precedence over printed material or prior oral statements.

ACREAGE AND SURVEYS:

Acreage figures are based on new survey of whole farm (as 2 tracts). The Seller shall provide new surveys and descriptions for Tracts 1, 2 & 3 should they be sold separately from the farm. Survey will be completed by Cottrill Surveying. Closing prices shall be adjusted on Tracts 2, 3, and 4 to reflect any difference between advertised and surveyed acres, if the new survey is determined to be necessary.

AUCTION PROCEDURE AND ACCEPTANCE OF BIDS:

All prospective bidders must register for a bidder number by showing a photo I.D. The tracts will be offered individually and in combination. **Bidding will be open and continue until the highest bid(s) is realized.** Bid increments and closing of auction are at the discretion of the Auctioneer. Property being sold subject to confirmation by the Owner. All successful bidders must enter into a purchase agreement immediately following the conclusion of the bidding.

AGENCY DISCLOSURE AND REALTOR CO-OP:

Timothy E. Beathard, Stan Kavy, associates, and auctioneers assisting are exclusive agents for the Sellers. Buyer representation is accepted and compensation available. **Call for details.** Licensed real estate agents must register their buyers 48 hours prior to auction with signed agency agreement and participation agreement.

VIEWING:

The Auctioneer will be on site for viewing of Tract 1 on Tuesday, September 14 & 21 from 5-7:30 p.m.. The farmland is also available for viewing at your leisure.

Hill / Johnson Trust Farm

Edwin R. Hill and Diane Johnson Wade, Co-Trustees