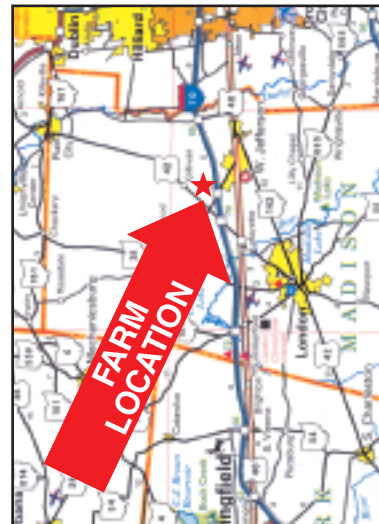


LOCATION



Timothy E. Beathard & Associates
AUCTIONEERS • REALTORS® • APPRAISERS
63 North Main Street • London, Ohio 43140



48.5 ACRE FARM /
BUILDING LOT
MADISON COUNTY
Wed., September 29, 2010

PUBLIC AUCTION

of
48.5 ACRES

FARMLAND / BUILDING SITE
RURAL MADISON COUNTY
Goodson Road ~ Jefferson Township

WED., SEPTEMBER 29, 2010

Selling at 6:01 p.m.
— ON THE PREMISES —



To locate farm from US Rt. 40 at SR 29 in West Jefferson, go north on Rt. 29 for 3.5 miles, turn right (NE) on US 42, go 1 mile to Byerly Mill Rd., turn right and go 1 mile to site (Byerly Mill turns into Goodson Rd. at sharp curve.) Or, from I-70/US 42 exit go NE 2 miles on Rt. 42 to Byerly Mill Rd., turn right to site. Only 15 minutes from I-270 and Columbus!

Auction Conducted By:

Timothy E. Beathard & Associates

AUCTIONEERS • REALTORS® • APPRAISERS



63 North Main Street • London, Ohio 43140

740-852-1181



E-mail: tim.beathard@sbcglobal.net
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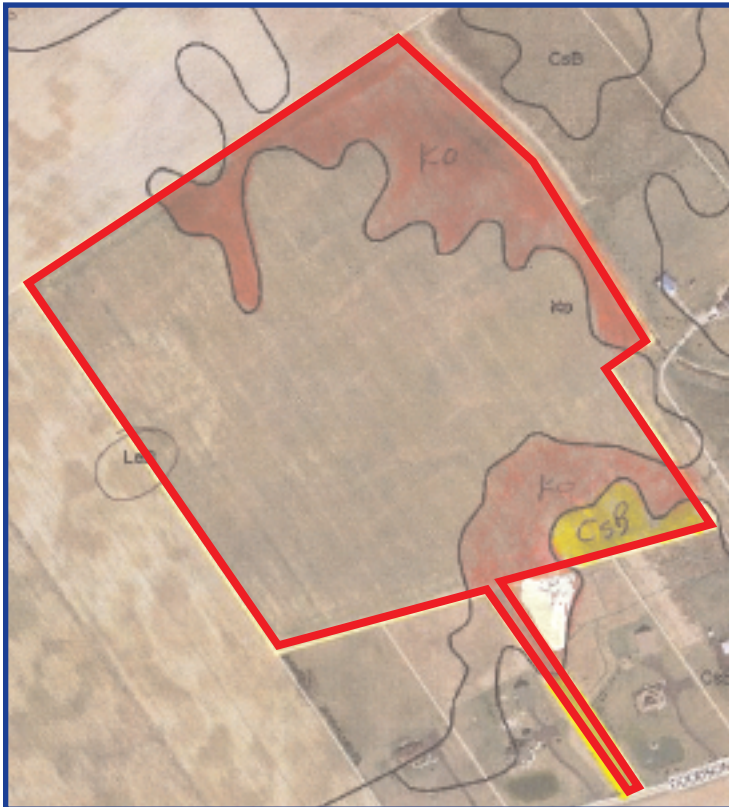


REAL ESTATE

48.521 acres of productive farmland. ±48 acres tillable. County maintained open ditch on site. Average subsurface drainage tiles. Zoned Agriculture w/single building site approval pending.

Jefferson Local School District.

SOIL



Soils:

Cropland is approximately 26% Kokomo, 69% Lewisburg-Celina and 4% Crosby-Lewisburg soils.

PLAT MAP



TERMS & CONDITIONS

EARNEST MONEY DEPOSIT - REAL ESTATE:

\$10,000 deposit at time of auction. This non-refundable deposit shall be in the form of cash or negotiable check and made payable to the Seller. Have your financial arrangements in order as your bidding is not contingent upon financing.

CLOSING:

Balance of the purchase price, payable as cash, is due upon delivery of a Warranty Deed on or before October 29, 2010.

EVIDENCE OF TITLE:

Should the Purchaser(s) desire title insurance, it shall be at their expense.

EASEMENT, MINERAL RIGHTS, AND RESTRICTIONS:

Typical roadway and utility easements of record exists. There is a 20' drainage easement across a portion of the farm for benefit of 4 homes along Goodson Rd. (see plat). Local zoning laws and building codes are in effect. All mineral rights transfer with the land.

POSSESSION:

Possession upon final settlement at closing. Subject to harvest of 2010 crop..

GOVERNMENT PROGRAM:

The farm has been a participant in the Farm Service Agency (FSA) program.

REAL ESTATE TAXES:

Seller to pay real estate taxes and assessments for the tax year 2010 due in 2011. Purchaser assumes all taxes thereafter. Farmland is currently being taxed under the Current Agricultural Use Valuations (CAUV) method. Buyer to pay any recoupment should they change use or remove from the pro-

gram. Real Estate Taxes on the farm are \$474.26 per year. The breakdown is \$420.56/year for taxes and \$53.70/year for Lucas #36 ditch maintenance.

AUCTION PROCEDURES AND ACCEPTANCE OF BIDS:

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

AGENCY DISCLOSURE & REALTOR CO-OP:

Timothy E. Beathard and his 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 buyer 48 hours prior to auction with signed agency agreement and participation agreement.

PROPERTY DISCLAIMER:

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 Agent. All information contained herein is believed to be true and 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.

Owner: Judith Bidwell