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

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

INSPECTION DATE: OCTOBER 10, 2010 • 2-5 PM

OCTOBER 21, 2010 • 6:30 PM
FREEDOM WORSHIP BAPTIST CHURCH, FELLOWSHIP HALL
664 W MAIN ST (SR 28) | BLANCHESTER, OH 45107

AUCTION

195+/- TOTAL ACRES • 166+/- TILLABLE • 21+/- WOODED

MARION TOWNSHIP, CLINTON COUNTY, OH

CROPLAND & WOODS

CROPLAND & WOODS

MARION TOWNSHIP, CLINTON COUNTY, OH

**195+/- TOTAL ACRES
166+/- TILLABLE • 20+/- WOODED**

OWNER: SNIDER FARMS, INC.

AUCTION

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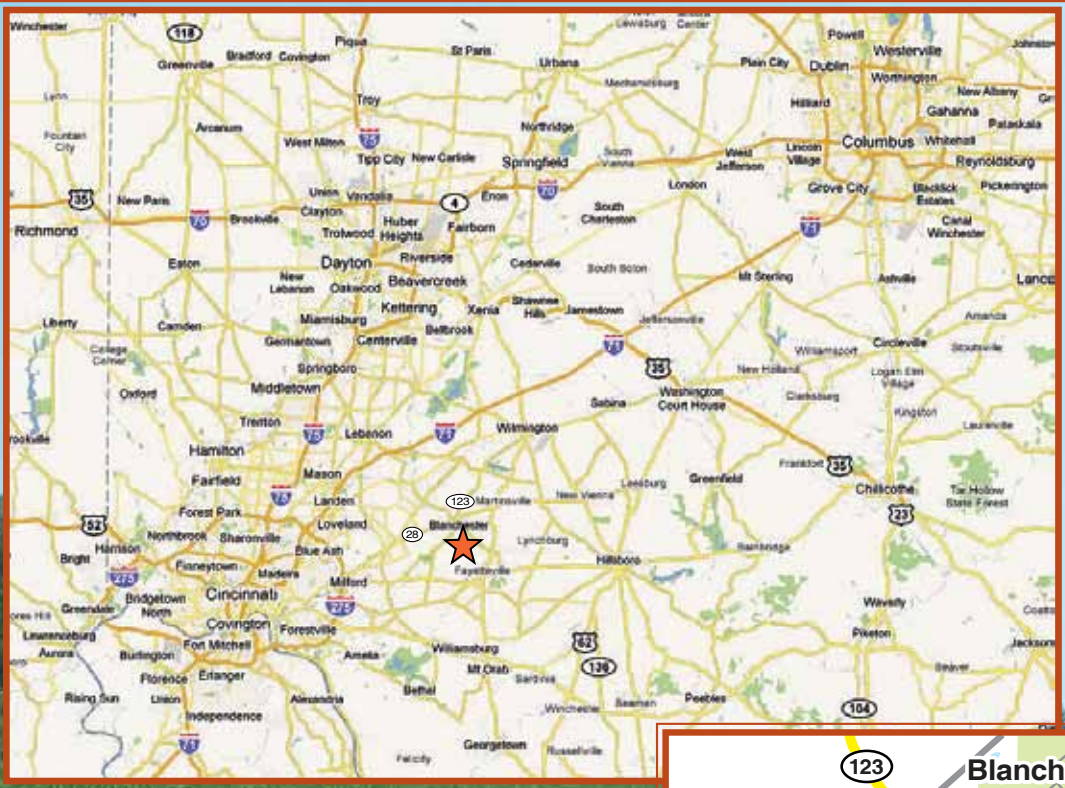
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TRACT INFORMATION

TRACT 1: 44^{1/2} ACRES, 41.9 TILLABLE, ROAD FRONTAGE ON THREE SIDES

TRACT 2: 50^{1/2} ACRES, 43.4 TILLABLE, ROAD FRONTAGE ON McJUNKIN RD

TRACT 3: 44^{1/2} ACRES, ALL TILLABLE, ROAD FRONTAGE ON SR 123

TRACT 4: 37^{1/2} ACRES, 36.5 TILLABLE, ROAD FRONTAGE ON SR 123

TRACT 5: 20^{1/2} ACRES, ALL WOODED, ROAD FRONTAGE ON McJUNKIN RD

PROPERTY MAPS

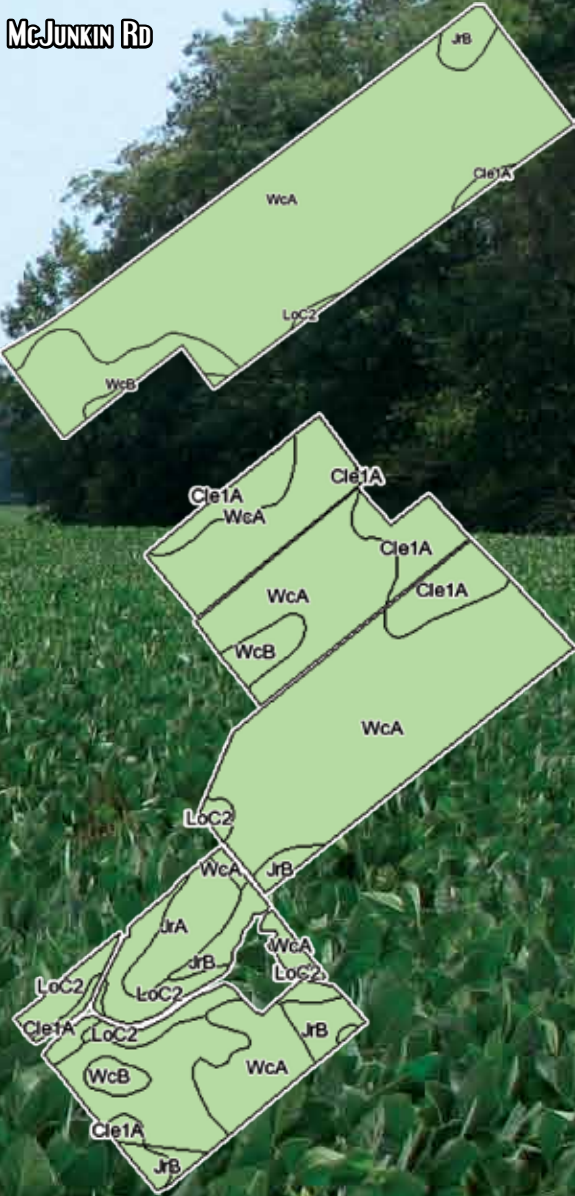


TRACT 1

Code	Soil Description Fsa borders provided by the Farm Service Agency as of May 23, 2008. Soils data provided by USDA and NRCS.	Acres	Corn	Soybeans
WcA	Westboro-Schaffer silt loams, 0 to 2 percent slopes	35.3	140	40
WcB	Westboro-Schaffer silt loams, 2 to 4 percent slopes	4.7	140	40
JrB	Jonesboro-Rossmoyne silt loams, 2 to 6 percent slopes	1.2	125	42
LoC2	Loudon silt loam, 6 to 12 percent slopes, eroded	0.4	90	34
Cle1A	Clermont silt loam, 0 to 1 percent slopes	0.3	130	35
Weighted Average		139	40	

TRACTS 2, 3, 4

Code	Soil Description Fsa borders provided by the Farm Service Agency as of May 23, 2008. Soils data provided by USDA and NRCS.	Acres	Corn	Soybeans
WcA	Westboro-Schaffer silt loams, 0 to 2 percent slopes	71.2	140	40
JrB	Jonesboro-Rossmoyne silt loams, 2 to 6 percent slopes	16.5	125	42
Cle1A	Clermont silt loam, 0 to 1 percent slopes	14.8	130	35
LoC2	Loudon silt loam, 6 to 12 percent slopes, eroded	10	90	34
JrA	Jonesboro-Rossmoyne silt loams, 0 to 2 percent slopes	5.6	130	45
WcB	Westboro-Schaffer silt loams, 2 to 4 percent slopes	3.9	140	40
Cle1A	Clermont silt loam, 0 to 1 percent slopes	1	130	35
JrB	Jonesboro-Rossmoyne silt loams, 2 to 6 percent slopes	0.6	125	42
Weighted Average		132	39.3	



PROPERTY INFORMATION

LOCATION: APPROXIMATELY 1.5 MILES SE OF BLANCHESTER, OH.

TRACT 1: LOCATED AT THE INTERSECTION OF WOODVILLE RD AND GOODWIN RD.

TRACT 2: LOCATED ALONG McJUNKIN RD AND E OF FAYETTEVILLE BLANCHESTER RD.

TRACTS 3-5: LOCATED S OF SHAWNEE TRACE RD BETWEEN McJUNKIN RD AND SR 123.

SCHOOL DISTRICT: BLANCHESTER

TOPOGRAPHY: LEVEL TO NEARLY LEVEL

ANNUAL TAXES: \$782.68

TERMS & CONDITIONS

METHOD OF SALE: Mark W. Metzger, Auctioneer, will offer this property at public auction on October 21, 2010. At 6:30 PM, 195 acres will be offered at the Freedom Worship Baptist Church, Fellowship Hall, Blanchester, Ohio, 45107. This property will be offered as one total unit, in 5 tracts or in combination. Each bid shall constitute an offer to purchase, and the final bid, if accepted by the Seller, shall constitute a binding contract between the Buyer(s) and the Seller. 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 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: The Seller reserves the right to determine the need for and type of survey provided. If an existing legal description is adequate for title insurance for a tract or tracts, no new survey will be completed. If the existing legal description is not sufficient to obtain title insurance, or if this property sells in multiple tracts requiring new legal descriptions, a survey will be completed, the cost of which will be shared 50/50 by the Seller and the Buyer(s). The Seller 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(s). If a survey is completed, the purchase prices 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. Combination purchases 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 Seller reserves 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: General Warranty deed from the corporation.

EVIDENCE OF TITLE: The Seller will provide an Owner's Title Insurance Policy to the Buyer(s). 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 Buyer's earnest money will be returned.

EASEMENTS: The sale of this property is subject to any and all easements of record.

CLOSING: The closing shall be on or about November 30, 2010. The Seller has the choice to extend this date if necessary.

POSSESSION: Possession subject to the present tenant's rights for the 2010 harvest.

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

REAL ESTATE TAXES: Real estate taxes for 2009 due and payable in 2010 were \$782.68. The Seller will credit this same amount to the buyer at closing (based upon the existing amounts by each tract). The 2010 taxes due in 2011, once credited at closing, will be the buyer's responsibility for the next tax billings due in early 2011 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, inquires 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 or the Seller.

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 Seller.

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 are 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 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(s) 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 Seller, 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 Seller 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.