

**AUCTION LOCATION:
PREBLE CO FAIRGROUNDS**
EXPO EXPANSION BUILDING:
722 S Franklin Street | Eaton, OH 45320

TUES. OCTOBER 14TH, 2025 | 6:30 PM
AUCTION

5 TRACTS

262.82^{+/-}
TOTAL ACRES

TILLABLE FARMLAND • WOODS • (2) BUILDING LOTS
WEST ALEXANDRIA • FARMERSVILLE OHIO AREA

TERMS AND CONDITIONS

METHOD OF SALE: Halderman Real Estate Services, Inc. (OH Auct. Lic. #62197824839) will offer this property at public auction on Tuesday, October 14, 2025. At 6:30 PM, 262.82 acres, more or less, will be sold at the Expo Expansion Building, 722 S Franklin St, Eaton, OH. This property will be offered in 5 tracts as individual units, in combination or as a whole farm. 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(s) and the Sellers. The auctioneer will settle any disputes as to bids and his decision will be final.

APPROVAL OF BIDS: The Sellers reserve the right to accept or reject all bids. All successful bidders must enter into a purchase agreement the day of the auction, immediately following the conclusion of the bidding. Successful bidders must execute purchase agreements on tracts exactly as they have been bid.

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.

CONTINGENCIES: YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. BE SURE YOU HAVE FINANCING ARRANGED, IF NECESSARY, AND ARE CAPABLE OF PAYING CASH AT CLOSING.

ACREAGE: The acreages listed in this brochure are based on a new survey provided by Seller of the entire farm and all new tracts. Estimates taken from the county assessor's records, FSA records and/or aerial photos.

CLOSING: The closing shall be on or before Wednesday, November 26, 2025. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of land will be at closing, subject to tenant's rights.

PERSONAL PROPERTY: No personal property is included in the sale of the real estate.

CONSERVATION RESERVE PROGRAM: The Buyer(s) must enter into a succession contract with the FSA for the remainder of the contract years. If the Buyer(s) fail to fulfill the CRP contract, the Buyer(s) is solely responsible for repayment of all received payments, interest, and penalties.

REAL ESTATE TAXES: At closing, the Seller will pay or credit Buyer all real estate taxes and assessments for the 2025 year. This amount will be based on current taxes of record. Buyer(s) will pay all taxes and assessments for tax year 2026 and thereafter. Any and all CAUV recoupment will be the responsibility of, and paid by the Buyer(s).

SURVEY: The Seller is providing a new, county approved survey of the entire farm and all 5 Tracts that is adequate for title insurance for all tracts. 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(s). 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. If a survey is completed, the purchase price for the surveyed tract will be adjusted, up or down, to the exact surveyed acres. The price per acre will be the auction price bid for the tract, divided by the tract acreage estimated in the auction brochure.

FARM INCOME: Seller will retain the 2025 farm income.

DEED: The Sellers will provide a Warranty Deed at closing.

EVIDENCE OF TITLE: The Sellers will provide an Attorney's Certificate of Title to the Purchaser. If any buyer elects to purchase title insurance or Lender's Policy, the cost thereof shall be at buyer's sole expense. 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.

ZONING AND EASEMENTS: Property is being sold subject to all easements of record. Property is subject to all state and local zoning ordinances.

AERIAL PHOTOS, Images and Drawings: are for illustration purposes only and not surveyed boundary lines unless specified.

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

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, Sellers disclaim 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 HRES or the Sellers.

AGENCY: Halderman Real Estate Services Inc., Russell D. Harmeyer, Auctioneer, and their representatives, are exclusive agents of the Sellers.

BID RIGGING: Bid Rigging is a Federal Felony. Auctioneer will report illegal activity by any person to the FBI for investigation and prosecution. Title 15, Section 1 of the U.S. Code makes any agreement amongst potential bidders not to bid against one another, or to otherwise dampen bidding illegal. The law provides for fines of up to \$100,000,000 for a corporate offender and \$1,000,000 for an individual, plus imprisonment for up to 10 years.

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 the Sellers or HRES. 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 or HRES. Each prospective bidder is responsible for conducting his/her independent inspections, investigations, inquiries and due diligence concerning the property. Except for any express warranties set forth in the sale documents, Buyer(s) accepts the property "AS IS," and Buyer(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Sellers and HRES 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 or HRES be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of HRES and/or the auctioneer. The Sellers and HRES 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 HRES and/or the auctioneer are final.

AUCTION CONDUCTED BY: RUSSELL D. HARMEYER



TRACTS 1 AND 2



TRACT 4

TILLABLE FARMLAND • WOODS • (2) BUILDING LOTS
262.82^{+/-} ACRES • 5 TRACTS

FOR DRONE AERIAL VIDEO GO TO [HALDERMAN.COM](https://halderman.com)

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EXPO EXPANSION BUILDING: 722 S Franklin Street | Eaton, OH 45320



H. John Kramer
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Craig Springmier
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FARM: Hora Family Farm, **HLS#HJK-13115 (25)**

HALDERMAN
REAL ESTATE & FARM MANAGEMENT
800.424.2324 | halderman.com

TRACT 1



61.25+/- Acres
60+/- Tillable • 1.25+/- Other

TRACT 2



74.92+/- Acres
74+/- Tillable • 0.92+/- Other

TRACT 3



105.12+/- Acres 89.53+/- Tillable
13.84+/- Non-Tillable • 1.75+/- CRP

TRACT 4

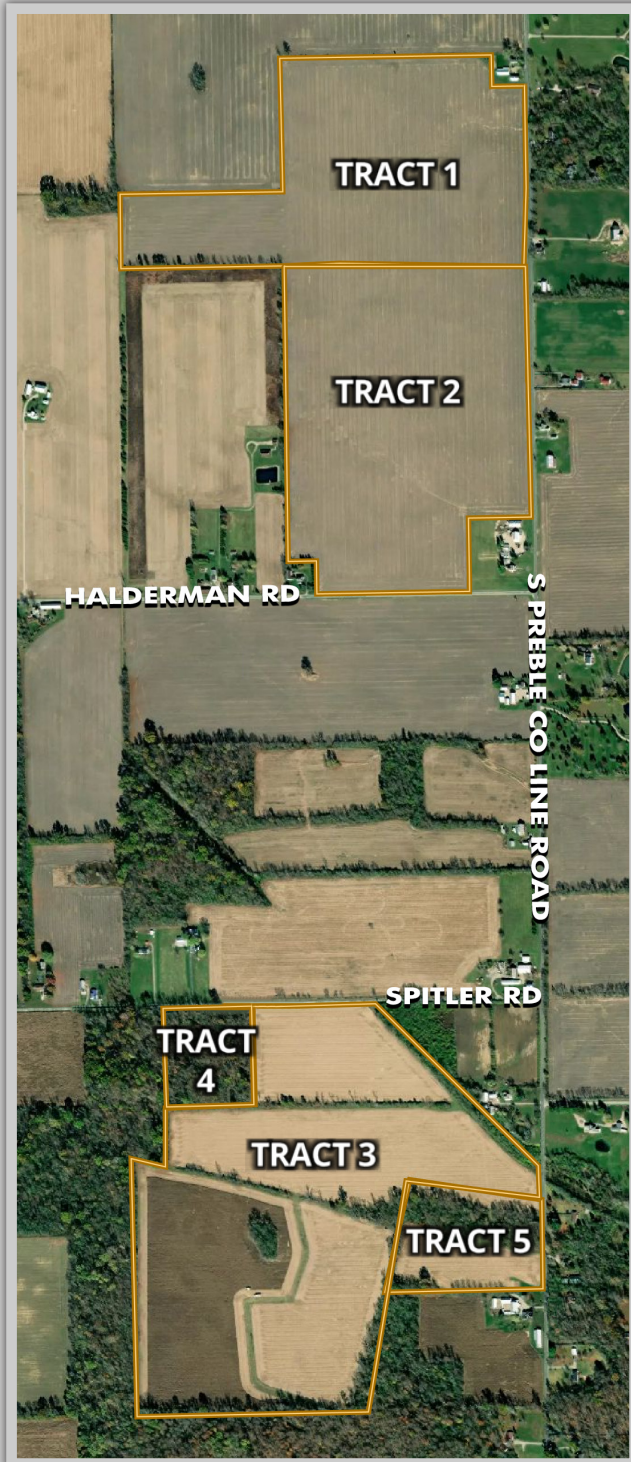


9.13+/- Wooded Acres

TRACT 5



12.4+/- Acres
7.59+/- Woods • 4.81+/- Tillable



PROPERTY LOCATION

NORTH FARM - TRACTS 1 & 2: 2001 S Preble Co Line Road,
Farmersville, OH 45325 in Lanier Township, Preble County

SOUTH FARM - TRACTS 3-5: 3201 S Preble Co Line Road,
Farmersville, OH 45325 in Lanier Township, Preble County

SCHOOL DISTRICT

Twin Valley School District

TOPOGRAPHY

Level to Gently Rolling

TRACTS 1 AND 2 - SOIL MAP

KEY	SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
KnA	Kokomo silt loam, 0 to 1 percent slopes	60.99	158	55
CtB	Crosby-Celina silt loams, 2 to 4 percent slopes, eroded	34.13	130	43
CtA	Crosby-Celina silt loams, 0 to 2 percent slopes	18.50	139	46
CeB	Celina silt loam, 2 to 6 percent slopes	10.76	131	46
MfB2	Miamian-Celina silt loams, 2 to 6 percent slopes, eroded	9.95	128	45
CeB2	Celina silt loam, 2 to 6 percent slopes, eroded	2.06	115	39
CtB	Crosby-Celina silt loams, 2 to 4 percent slopes, eroded	0.13	130	43
CtA	Crosby-Celina silt loams, 0 to 2 percent slopes	0.06	139	46
WEIGHTED AVERAGE (WAPI)			143.4	49.1

TRACT 3 - SOIL MAP

KEY	SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
KnA	Kokomo silt loam, 0 to 1 percent slopes	34.02	158	55
CeA	Celina silt loam, 0 to 2 percent slopes	19.49	121	42
CtA	Crosby-Celina silt loams, 0 to 2 percent slopes	18.13	139	46
MfB	Miamian-Celina silt loams, 2 to 6 percent slopes	15.08	124	43
CeB	Celina silt loam, 2 to 6 percent slopes	2.13	131	46
KoA	Kokomo silty clay loam, 0 to 1 percent slopes	1.79	168	49
MfB2	Miamian-Celina silt loams, 2 to 6 percent slopes, eroded	0.66	128	45
WEIGHTED AVERAGE (WAPI)			140.1	48.1

TRACT 5 - SOIL MAP

KEY	SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
MfB	Miamian-Celina silt loams, 2 to 6 percent slopes	3.08	124	43
KnA	Kokomo silt loam, 0 to 1 percent slopes	1.44	158	55
CeA	Celina silt loam, 0 to 2 percent slopes	0.29	121	42
WEIGHTED AVERAGE (WAPI)			134	46.5

TRACTS
1 AND 2

TRACT 3

TRACT 5

ZONING

A-1 Agricultural

PROPERTY TYPE

Farm

ANNUAL TAXES

\$9,025 NET PER YEAR

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