

**AUCTION LOCATION:
PREBLE CO FAIRGROUNDS**

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

TUES. OCTOBER 28TH , 6:30 PM
AUCTION

PRODUCTIVE FARMLAND • TILLABLE • CRP

3 TRACTS

278.9+/-
TOTAL ACRES

PREBLE CO, OH

TERMS AND CONDITIONS

METHOD OF SALE: Halderman Real Estate Services, Inc. (OH Auct. Lic. #62197824839) will offer this property at public auction on October 28, 2025 at 6:30 PM, 278.9 acres, more or less, will be sold at the Preble County Fairgrounds Expo Building, 722 S Franklin St, Eaton, OH. This property will be offered in three 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 estimates taken from the county assessor's records, FSA records and/or aerial photos.

CLOSING: The closing shall be on or before December 30, 2025. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of land will be at closing, subject to the tenant's rights to the 2025 crop.

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: The Sellers will pay real estate taxes for 2025 due 2026. Buyer will be given a credit at closing for the 2025 real estate taxes due 2026 and will pay all taxes beginning with the spring 2026 installment and all taxes thereafter.

DITCH ASSESSMENT: The Buyer(s) will pay 2026 ditch assessment.

FARM INCOME: Seller will retain the 2025 farm income.

SURVEY: The Sellers reserve the right to determine the need for and type of survey provided. Tracts 1 & 2 have recently been surveyed and have new legal descriptions. On tract 3, 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.

DEED: The Sellers will provide a Trustee's 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, **HLS#CLS-13144 (25)**

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TOTAL ACRES

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3 TRACTS • TILLABLE



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PRODUCTIVE FARMLAND

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at 6:30 PM

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722 S Franklin St, Eaton, OH 45320

FOR DRONE AERIAL VIDEO, GO TO
HALDERMAN.COM



Craig Springmier
937.533.7126
craigs@halderman.com



H. John Kramer
937.533.1101
johnk@halderman.com

ONLINE BIDDING IS ALSO AVAILABLE
View additional photos, drone footage, and
details regarding this upcoming auction.

FARM: Phyllis A. and David E. Marling Trusts





TRACT 1

85.75+/- Acres
85+/- Tillable • 0.75+/- Other



TRACT 2

85.75+/- Acres 83+/- Tillable
2.15+/- CRP • 0.6+/- Other



TRACT 3

107.4+/- Acres
105.8+/- Tillable
1.0+/- Building Site
0.6+/- Other



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Browse upcoming listings and get instant property directions. Plus, stay updated on the latest Halderman events and seminars.



Additional information including photos and drone flight are available at halderman.com.

PROPERTY LOCATION

Jackson Twp, Preble Co

TRACTS 1-2: Paddock Road

TRACT 3: West Florence
Campbellstown Road

SCHOOL DISTRICT

National Trail School District

ZONING

A-1 Agricultural

WATER SUPPLY

Well

TOPOGRAPHY

Level

ANNUAL TAXES

TRACTS 1-2: \$5,771.68

TRACT 3: \$3,734.06

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TILLABLE • CRP
3 TRACTS

TRACTS 1-2		SOIL MAP		
KEY	SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
	CyA Cyclone silt loam, 0 to 2 percent slopes	59.42	185	65
	CeA Celina silt loam, 0 to 2 percent slopes	35.10	121	42
	CeB Celina silt loam, 2 to 6 percent slopes	31.13	131	46
	MxA Morningsun-Xenia silt loams, 0 to 2 percent slopes	23.94	148	52
	MxB Morningsun-Xenia silt loams, 2 to 6 percent slopes	5.35	140	48
	KnA Kokomo silt loam, 0 to 1 percent slopes	3.67	158	55
	MwA Morningsun silt loam, 0 to 2 percent slopes	3.18	148	52
	SvA Sugarvalley silt loam, 0 to 2 percent slopes	3.07	145	49
	MfB2 Miamian-Celina silt loams, 2 to 6 percent slopes	2.77	128	45
	KoA Kokomo silty clay loam, 0 to 1 percent slopes	1.09	168	49

WEIGHTED AVERAGE (WAPI) 152 53.2

TRACT 3		SOIL MAP		
KEY	SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
	KnA Kokomo silt loam, 0 to 1 percent slopes	27.38	158	55
	CeB Celina silt loam, 2 to 6 percent slopes	25.83	131	46
	MfB2 Miamian-Celina silt loams, 2 to 6 percent slopes	20.64	128	45
	KoA Kokomo silty clay loam, 0 to 1 percent slopes	11.12	168	49
	CtA Crosby-Celina silt loam, 0 to 2 percent slopes	7.06	139	46
	CeA Celina silt loam, 0 to 2 percent slopes	4.78	121	42
	CtB Crosby-Celina silt loam, 2 to 4 percent slopes	4.75	130	43
	MfB Miamian-Celina silt loams, 2 to 6 percent slopes	3.41	124	43
	RaB2 Rainsville silt loam, 2 to 6 percent slopes	0.88	128	40

WEIGHTED AVERAGE (WAPI) 141.1 48

Soil Map
Images Left to
Right are as
follows:
Tract 1 (left),
Tract 2 (right),
and Tract 3
(far right).

