

# Auction Managers: Andy Walther, 765-969-0401 Travis Kelley, 740-572-1525

Real Estate and Auction Company, Inc.



Andrew M. Walther: SAL.2012001611, 63198513755  
Travis Kelley: SAL.2008003813



- Investment Quality Kokomo and Crosby Soils
- 153± FSA Tillable Acres
- 2022 Crop Rights to Buyer(s)
- Picturesque farmstead with house, barns, & bins
- (2) Rural homes
- 7,500± feet of Road Frontage on (2) Roads
- Large level fields for ease of Farming Operation



# OHIO LAND AUCTION 160± Acres Offered in 5 Tracts

**PROCESSES:** The property will be offered in 5 individual tracts, any combination of tracts, or as a total 160± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer.

**OWNERSHIP:** 10% down payment on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash, cashier's check, personal check or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged for cash at closing.

**DISCLAIMER AND ABSENCE OF WARRANTY:** All information contained in this brochure and all related materials are subject to the Terms and Conditions outlined in the Purchase Agreement. The property is being sold on "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. Each potential bidder is responsible for conducting his or her own inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers and Selling Agents 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.

**ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.**

**EVIDENCE OF TITLE:** The Seller will provide a Preliminary Title Opinion for the Buyer(s) to have title insurance. The cost of the owner's title insurance will be the responsibility of the Buyer(s). The Seller agrees to provide merchantable title to the property subject to matters of record. All tracts sold "As-Is".

**DEED:** Seller(s) shall provide a Warranty of the balance of the real estate purchase price is due at closing, which will take place on or before December 1, 2021.

**POSSESSION:** Possession will be delivered at closing subject to 2021 lease and deed.

**REAL ESTATE TAXES / ASSESSMENTS:** Seller will pay the 2021 taxes payable in 2022 by giving a credit at closing. The property is currently enrolled in the CALV program.

**ACREAGE:** All boundaries are approximate and have been estimated based on current legal descriptions.

**SURVEY:** A new survey will be made where there is no existing legal description.



# OHIO LAND AUCTION

160± Acres Offered in 5 Tracts

MONDAY, OCTOBER 25<sup>th</sup> - 6PM

Clark County  
New Carlisle

INSPECTION DATES:  
10 - 11AM  
Monday, October 4<sup>th</sup>  
Monday, October 11<sup>th</sup>  
Monday, October 18<sup>th</sup>

Tract 1

**PROPERTY LOCATION:** 8715 & 8772 Detrick Jordan Pike,  
NEW CARLISLE, OH 45344. Located in Section 13 of Pike Twp.  
(additional frontage on Ulery Rd.)

- 10 mi NW of SPRINGFIELD • 20 mi SW of URBANA
- 23 mi SE of PIQUA, OH

**DIRECTIONS:** From New Carlisle, OH, travel north on OH 235 4 miles to OH 41, then east 2 miles to Detrick Jordan Pike. Turn south (right) and travel 2 miles, the farm will start on your left.

**AUCTION SITE:** SHRINE CLUB (Springfield), 471 Shrine Rd., Springfield, OH 45501. From the intersection of OH 4 and OH 41, take Upper Valley Rd north ½ mile to Shrine Rd. Then left ¼ mile to the auction site. Or from the farm, travel southeast on Detrick Jordan Pk. 5 miles to Shrine Rd. Then south (right) 1.7 miles to Auction site.

## TRACT DESCRIPTIONS:

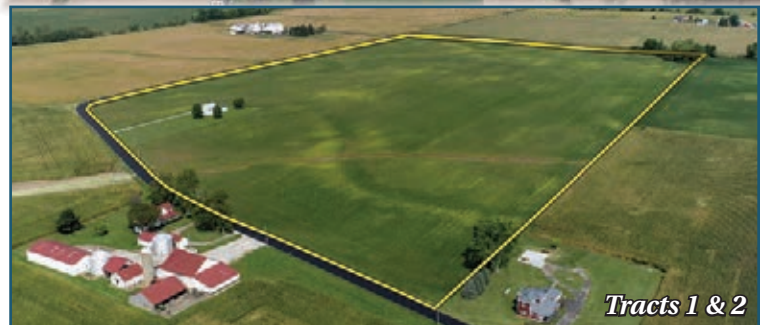
**TRACT 1:** 59± ACRES with 57± FSA cropland acres. This features a nice mix of Crosby and Kokomo soils with road frontage on two sides. There is a small 1½ acre wooded area at the northeast corner of the tract. Add this to your current operation or consider this as a stand-alone investment.

**TRACT 2:** 5+ ACRES with a 2-story country home featuring 3 bedrooms, 1 bath, attached 2-car garage and partial basement, on the north side of Detrick Jordan Pike. Come see all the possibilities this home has to offer.

**TRACT 3:** 80± ACRES nearly all tillable. This is a nice rectangular field for ease of operation featuring a mix of Crosby and Kokomo soils with road frontage on Detrick Jordan Pike and Ulery Rd. Excellent investment opportunity.

**TRACT 4:** 5+ ACRES with a 2-story country home and farmstead. Features include (2) 10,000 bushel grain bins, 2-story livestock barn, metal-sided machinery shed, multiple garages, an open-sided livestock barn and picturesque silo.

**TRACT 5:** 11± ACRES with 10± FSA cropland acres and a newly constructed waterway. Consider this for a country building site or combining with Tract 4.



Tracts 1 & 2



Tracts 4 & 5



Tract 4



**OWNER:** Hoberty Farms LLC  
**AUCTION MANAGERS:** Andy Walther, 765-969-0401 &  
Travis Kelley, 740-572-1525



**ONLINE  
BIDDING  
AVAILABLE**

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You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Co. - 800-451-2709.

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