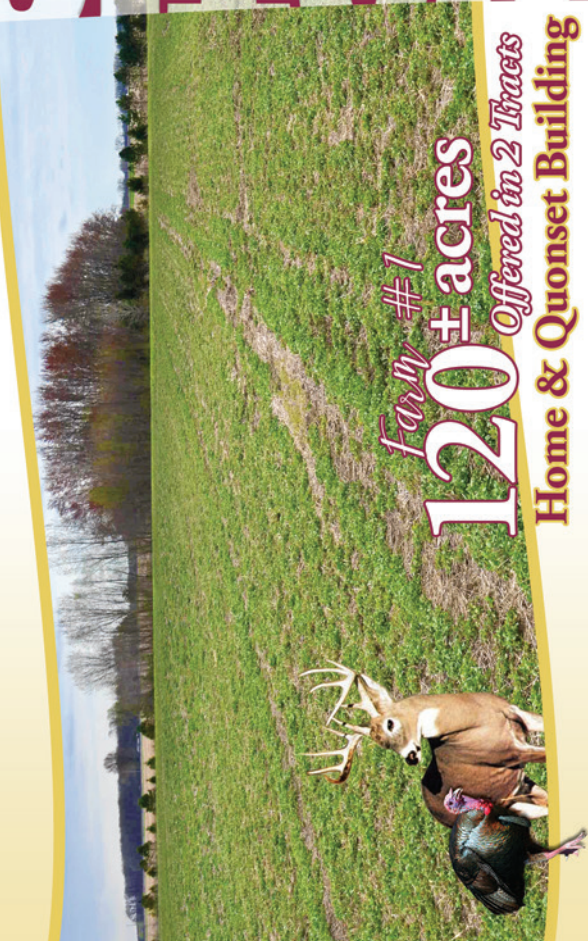


NO FARM ONLY

Defiance & Williams Counties
2 FARMS Northwest Ohio
 Hunting, Recreational & Farm Lands



Farm #1
120± acres
 Offered in 2 Tracts
 Home & Quonset Building



28.5± acres Farm #2
 Offered in 1 Tract



Wednesday, June 8 at 6:30pm
 at The Miller Park Shelter House, Edgerton, OH • Online Bidding Available
800.451.2709 • SchraderAuction.com

2 FARMS Hunting, Recreational & Farm Lands Northwest Ohio Defiance & Williams Counties



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SCHRADER
 Real Estate and Auction Company, Inc.
 PO Box 508 • 950 N Liberty Dr
 Columbia City, IN 46725
 800.451.2709 • 260.244.7606



AUCTION MANAGER:
 Jerry Ehle • 260.410.1996 • 866.340.0445
 jwehle1@aol.com



Auction of Farm #1
 in cooperation with
Harvest Farm Management
 Dave Nice • 260.433.4454

JUNE	Sun	Mon	Tue	WED	Thu	Fri	Sat
				1	2	3	4
	5	6	7	8	9	10	11
	12	13	14	15	16	17	18
	19	20	21	22	23	24	25
	26	27	28	29	30		

ONLINE BIDDING AVAILABLE
 You may bid online during the auction at www.schraderauction.com.
 You must be registered **One Week in Advance of the Auction** to bid online. For online bidding information, call Schrader Auction Co.



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Defiance & Williams Counties 2 FARMS Northwest Ohio Hunting, Recreational & Farm Lands

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Wednesday, June 8 at 6:30pm

LAND AUCTION

2 FARMS Hunting, Recreational & Farm Lands

Northwest Ohio

Defiance & Williams Counties

Enjoy hunting, fishing, RV-ing, and swimming, these upcoming seasons!!!

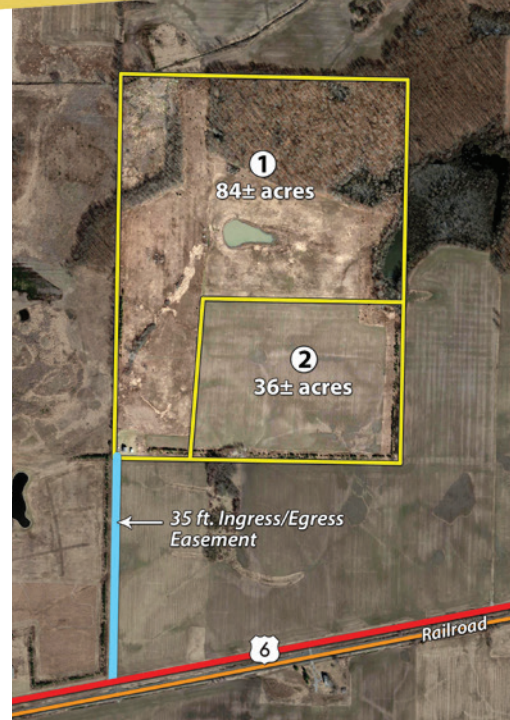
Wednesday, June 8 at 6:30pm

Farm #1 WILLIAMS COUNTY
120± acres Offered in 2 Tracts or in Combination
Home & Quonset Building
 APPROX. 3 MILES WEST OF EDGERTON

TRACT 1: 84± ACRES, with a 35 foot ingress/egress easement off of US 6 back to the property. There is a two story home with a metal quonset building on concrete. The home has kitchen, full bath with shower, propane furnace on main floor. Second floor is a finished open Rec room with walk-out covered deck which overlooks the property. The land opens up towards the back with low cover grasses and some trees. Great deer cover with multiple paths and clumps of trees scattered throughout, a few tree lines, and a mowed path around the entire property. Approximately 24 acres of woods at the NE corner of the property with woods rolling up to a crown in the center then slopes down to wet areas in the front. There are some maturing hickories and other hardwoods from the center toward the back of the woods and a grove of maturing walnuts in the middle. The center of the property has an open 1 acre lake in front of the woods with 7.5 acres of CRP around the lake and a couple of small acre tracts of CRP along the edges. This tract would offer some of the best deer, turkey, and pheasant hunting in the area. There was a very large deer herd spotted in this woods this spring along with a few turkeys. Address: 01357 US 6, Edgerton, Ohio

TRACT 2: SWING TRACT, 36± ACRES with a tillable field in the front of the property which is currently grasses, and clover/hay mix. The soils are Blount loam and some Pewamo. This tract will be farmed by the tenant farmer and the Buyer will receive the Owner's share of a 60 / 40 share. There is some small acre tracts of CRP along the east and south borders of this tract. *Tract 2 can only be bid on by an adjacent owner or in combination with Tract 1.*

SELLER: Rochelle Gozdowski



Farm #2 DEFIANCE COUNTY
28.5± acres Offered in 1 Tract
Edgerton, OH
1800 Block of Casebeer-Miller Rd
CANNOT BE COMBINED WITH FARM #1

TRACT 3: 28.5± ACRES, a beautiful getaway featuring a well stocked 9 acre, 20+ foot deep lake stocked with bass, bluegill, and have caught large pike occasionally. Formerly a gravel pit, this lake is bordered by groomed lawn grasses with a very large gravel beach to the lake for great swimming!! A good sized metal building with covered porch, perfect for weekend and overnight stays. Adjacent to the St. Joseph River with over 3,000 feet of river frontage, this property has wonderful scenic river views, where deer and turkey travel abundantly, and offers great duck and goose hunting on the lake!

A great put-in site for river canoe and kayak trips, it offers a wonderful potential building site for year round home or private getaway! And would also be a wonderful RV and Camper getaway spot!! Only about a 40 minute drive from Fort Wayne, 30 minutes from Grabill, 20 minutes from Bryan, 35 minutes from Defiance, 30 minutes from Auburn!

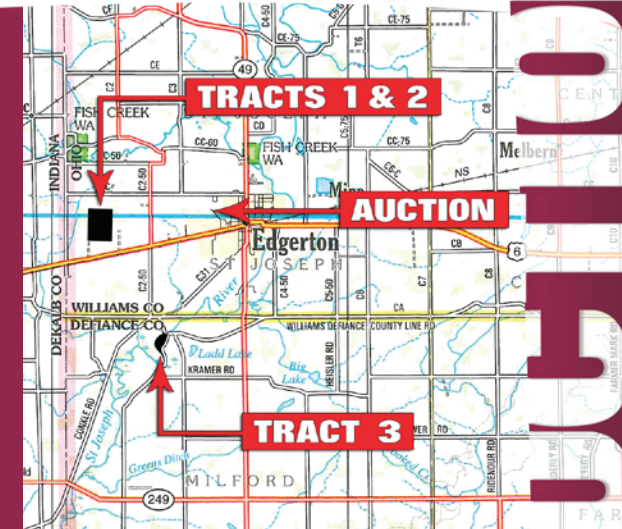
SELLER: Schmucker Family

PREVIEW DATES Monday, May 16 • 5:00 – 7:00 pm
 Saturday, May 21 • 2:00 – 4:00 pm
 Meet a Schrader Representative at each property or call the auction manager for walk-over permission, 260.410.1996.

AUCTION SITE:
 The Miller Park Shelter House,
 Miller Park Dr, Edgerton, Ohio

DIRECTIONS TO TRACTS 1-2: Approximately 3 miles west of Edgerton, off of US 6.

TRACT 3: From Fort Wayne, Travel SR 37 to Casebeer-Miller Rd just before Hicksville, and travel north to property. From Edgerton, travel southwest on 3.B (Clarksville Rd) to Williams – Defiance County Line Rd and go south to property. From northern Indiana, take US 6 to CR 2-50 before Edgerton, and travel south to property! Follow auction signs!!



AUCTION MANAGER'S NOTE: Stop looking for that Hunting, Recreation, Fishing, and Scenic Private Getaway! Both of these unique properties offer so much of all the above! Take advantage of this opportunity to buy your own at public auction! Immediate possession available at Closing!



AUCTION MANAGER: JERRY EHLE
 260.410.1996 • 866.340.0445 • jwehle1@aol.com

Auction of Farm #1 in cooperation with HARVEST FARM MANAGEMENT
 Dave Nice • 260.433.4454

PROCEDURES: Tracts 1 & 2 will be offered as individual tracts or in combination. These 2 tracts cannot be combined with Tract 3. There will be open bidding on all tracts and the allowed combinations during the auction as determined by the Auctioneer.

DOWN PAYMENT: 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 financing, if needed and are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: Successful bidder(s) will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

EVIDENCE OF TITLE: The Seller will provide a Preliminary Title Opinion for the review of the prospective buyer(s). If Buyer(s) elect to have title insurance, the entire cost of the owner's title insurance will be the responsibility of the Buyer(s). 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 Special Warranty Deed(s)

CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before July 8, 2022.

POSSESSION: The possession shall be delivered immediately after closing; subject to tenant farmer's 2022 crop on Tract 2.

REAL ESTATE TAXES: The 2022 Real Estate Taxes shall be pro-rated to the date of closing. The Buyer(s) shall pay all thereafter. CAUV: If usage of property is changed, the Buyer is responsible for CAUV recoupment. Sellers have heretofore used property for agricultural purposes and its real estate taxes have been levied and paid upon a reduced Current Agricultural Use Valuation (CAUV). The Buyer's inability or failure to qualify with the local County Auditor for the CAUV valuation for the future will result in a CAUV recoupment of the past real estate tax savings. Buyer shall be wholly responsible for and pay any CAUV recoupment to become due by Buyer's conversion of the property to a non-agricultural or non-qualifying use (within the definition of Current Agricultural Use Property).

DITCH ASSESSMENTS: Buyer(s) shall pay all ditch assessments due after closing.

EASEMENTS & LEASES: Sale of the property is subject to any and all easements of record.

ACREAGE: All tract acreage, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in the auction. Any need for a new survey will be determined solely by the Seller. The cost of the survey will be split 50/50 between Buyer and Seller. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres. In the event that the entire property sells to one buyer there shall be no survey.

PROPERTY INSPECTION: Each potential Bidder is responsible to conduct, at their own risk, their own independent inspections, investigations, inquiries, and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Please feel free to inspect the land at any other time at your own risk and being careful to respect the tenant farmers' growing crops.

BUILDING SITES: None of the auction tracts and/or potential sell-offs have been reviewed or pre-approved by the Defiance nor Williams County

Plan Commissions. Each Buyer assumes all responsibility for satisfying the requirements of the local authorities in connection with any future use, improvement or development of the purchased tract(s), including any requirement for lot or plat approval or any other approval or permit from the plan commission, planning department, building department and/or health department. Sellers and Auction Company shall have no obligation or responsibility before or after closing with respect to any permit or approval that Buyer may need in connection with any prospective use or improvement. Buyer's obligation to acquire the purchased tract(s) is not contingent upon obtaining any such permit or approval.

FAIR HOUSING: It is illegal, pursuant to the Ohio Fair Housing Law, Division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing Law 42 U.S.C.A. 3601, to refuse to sell, transfer, assign, rent, lease, sublease, or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, because of race, color, religion, sex, familial status, as defined in Section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services.

STOCK PHOTOGRAPHY: The deer & turkey photo are for illustrative purposes only & were not taken on the auction properties.

AGENCY: Schrader Real Estate and Auction Company, Inc. and its representatives are exclusive agents of the seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: 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 independent inspections, investigations, 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.

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