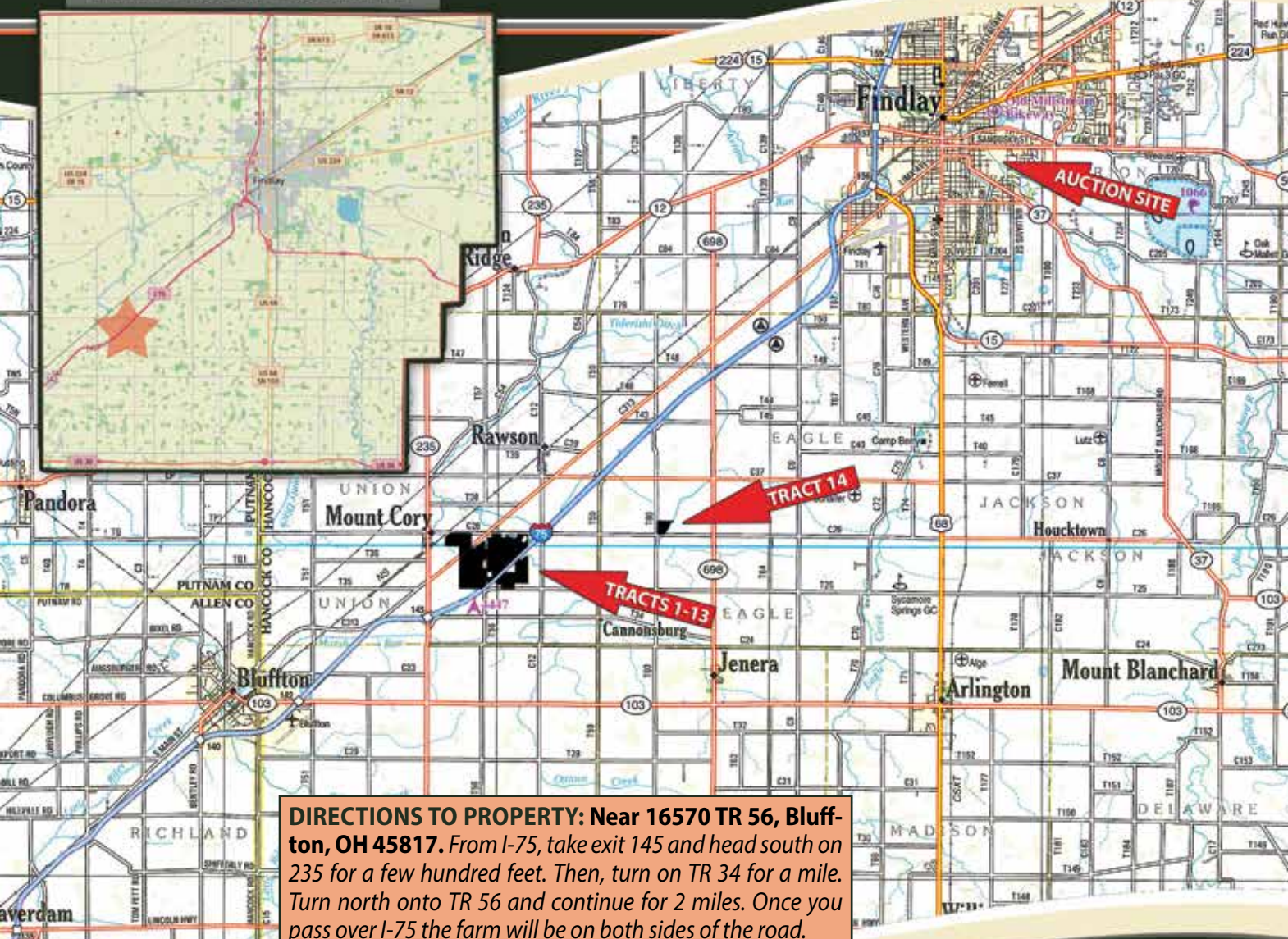


HANCOCK COUNTY



DIRECTIONS TO PROPERTY: Near 16570 TR 56, Bluffton, OH 45817. From I-75, take exit 145 and head south on 235 for a few hundred feet. Then, turn on TR 34 for a mile. Turn north onto TR 56 and continue for 2 miles. Once you pass over I-75 the farm will be on both sides of the road.

AUCTION LOCATION: Hancock County Fairgrounds Event Center (Old Mill Stream Center). 1017 E Sandusky St, Findlay, OH 45840.

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 14 individual tracts, any combination of tracts, or as a whole 733.77± acre unit.

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".

MULTI-PARCEL AUCTION: The auction will be offered in various amalgamations, including as individual parcels or lots, combinations of parcels or lots, and all parcels or lots as a whole.

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.

DOWN PAYMENT: 10% down payment on the day of auction. The down payment may be made in the form of 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.

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).

ACCEPTANCE OF BID PRICE: The successful bidder will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. The final bid price is subject to the Seller's acceptance or rejection.

DEED: Seller shall provide Warranty Deed.

CLOSING: The targeted closing date will be approximately 45 days after the auction.

POSSESSION: Possession is subject to the 2023 farm lease.

CASH RENT CREDIT: Buyer will be credited \$134 per purchased tillable acre at closing. Please refer to the chart in the auction brochure and website for the per tract breakdown of the credit amount.

REAL ESTATE TAXES: Prorated to the date of closing.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates has been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

ACREAGE: All acreages, dimensions and proposed boundaries are approximate and have been estimated based on current legal



SCHRADER
Real Estate and Auction Company, Inc.

CORPORATE HEADQUARTERS:
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AUCTION MANAGERS:
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JERRY EHLE,
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OHIO REAL ESTATE
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Schrader Real Estate and Auction Company, Inc.,
REC.0000314452 (Jeffersonville, OH)

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Spectacular OHIO
LAND AUCTION
733.77±
acres
IN 14 TRACTS

JUNE 2023						
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	

Spectacular OHIO
LAND AUCTION
690± total acres of cash rent will be credited to the buyer(s) at closing
733.77±
acres
IN 14 TRACTS

- 689.18 FSA Cropland Acres • High Quality Soils
- Nearly all contiguous • Pattern tiled-maps available
- Outstanding recent yields-reports available
- Great visibility along both sides of I-75
- Tracts ranging from 3± acres to 165± acres in size
- Potential building sites

THURSDAY, JUNE 29th • 1PM EST

Auction Location: Hancock County Fairgrounds Event Center (Old Mill Stream Center)
1017 E Sandusky St, Findlay, OH 45840



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HANCOCK COUNTY

HANCOCK COUNTY



THURSDAY, JUNE 29th • 1PM EST

- 689.18 FSA Cropland Acres • High Quality Soils
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Auction Location: Hancock County Fairgrounds Event Center (Old Mill Stream Center)
1017 E Sandusky St, Findlay, OH 45840

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Spectacular OHIO LAND AUCTION

HANCOCK COUNTY

THURSDAY, JUNE 29th • 1PM EST

GENERAL PROPERTY DESCRIPTION:

The Karl and Teresa Rieman farm is a unique opportunity to acquire a significant amount of exceptional tillable acres in southwest Hancock County, OH. The farm lies in nearly 700± contiguous acres with an additional 34± acres located a short distance away. Of the 733.77± acres being offered, 689.18 acres are tillable per FSA. The soils are comprised of Pewamo silty clay loam and Blount silt loam. A majority of the fields are patterned tiled. Tile maps are provided on the website and in information books. Additionally, the farm has been under no-till conservation practices for the majority of the past 25 years. The combination of excellent management, quality soils, and improvements have allowed for solid recent yields with corn averaging as high as 244 bu. and beans yields averaging as high as 70 bu. Yield history for the last 3 years can be seen on the website. The farm is located a short distance from Findlay and has great frontage and visibility from both sides of I-75. Combine this with the fact that portions of the farm are located just south of the Cory-Rawson High School creates development potential down the road. Whether you are an operator that is looking to acquire additional acreage or someone looking to invest in an outstanding farm, don't miss this opportunity to bid your prices on high quality land in North Central Ohio that comes from an outstanding family history!

733.77± acres

IN 14 TRACTS

- 689.18 FSA Cropland Acres
- High Quality Soils
- Nearly all contiguous
- Pattern tiled-maps available
- Outstanding recent yields-reports available
- Great visibility along both sides of I-75
- Tracts ranging from 3± acres to 165± acres in size
- Potential building sites



TRACTS 3-4 & 5-7



TRACT 12



TRACTS 3 & 4



TRACTS 3-8



TRACTS 5, 7 & 8



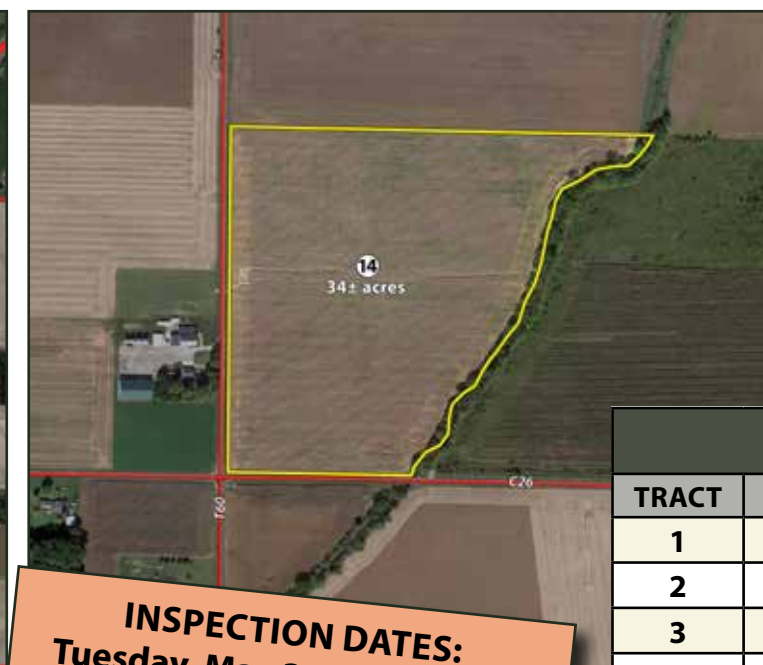
TRACT 8



TRACT 10



TRACTS 12 & 13



TRACT 14

INSPECTION DATES:
Tuesday, May 30th • 4pm-6pm
Thursday, June 8th • 4pm-6pm
Tuesday, June 20th • 4pm-6pm
(Meet a representative at Tract 6)

CASH RENT CREDIT

TRACT	TOTAL ACRES	TILLABLE ACRES	BUYER CREDIT
1	38.829	38	\$5,092
2	49.648	48.5	\$6,499
3	165.063	163	\$21,842
4	56.514	56	\$7,504
5	56.439	55	\$7,370
6	5.024	4	\$536
7	39.251	26	\$3,484
8	129.629	122.5	\$16,415
9	3.077	-	-
10	25.431	18.5	\$2,479
11	5.051	2.5	\$335
12	52.720	52	\$6,968
13	73.105	72	\$9,648
14	33.99	32	\$4,288

TRACT DESCRIPTIONS:

TRACT 1: 38.829± ACRES of nearly 100% productive tillable farmland. The close proximity to Cory-Rawson High School and rail frontage creates for some development potential. See tile map #10 for pattern tile location.

TRACT 2: 49.648± ACRES containing almost all productive farmland. This property contains great access points with road frontage on 3 sides of the farm. See tile map #10 for pattern tile location.

TRACT 3: 165.063± ACRES of high-quality farmland. Consider combining with Tract 4 for over 200± acres and to own both sides of the ditch. The ditch provides a great drainage outlet that has been very well maintained. See tile map #6 and #7A & B for pattern tile location.

TRACT 4: 56.514± ACRES containing tremendous soils. This property also fronts the ditch providing for a quality drainage outlet. See tile map #5 for pattern tile location.

TRACT 5: 56.439± ACRES of majority tillable farmland. Check out the extensive visibility and frontage along I-75! See tile map #11 and #12 for pattern tile locations.

TRACT 6: 5.024± ACRES involving a 36' x 58' barn that would make for a great storage shed. Consider the possibilities of adding additional barns or a home to this property!

TRACT 7: 39.251± ACRES of diversified land containing majority tillable farmland as well as approx. 12± acres of woods. This property offers a beautiful setting for a potential home and numerous deer have been spotted in the woods throughout the spring and recent years. Per the owner, tile does exist but no maps are on hand.

TRACT 8: 129.629± ACRES of majority productive land. This tract also has great visibility from I-75 with access off TR56 and CR26. Per the owner, tile does exist but no maps are on hand. Consider combining with Tract 5 and Tract 7 for one large contiguous field and some recreational woods all in one.

TRACT 9: 3.077± ACRES that would make a great add on for a neighbor looking for some additional space. Frontage along a creek creates for a scenic setting!! **Property is located in a floodplain so building potential is limited.*

TRACT 10: 25.431± ACRES of diversified land uses entailing mature timber, frontage on the creek, and 18.58 FSA cropland acres. The property also contains visibility along I-75.

TRACT 11: 5.051± ACRES involving woods creating for gorgeous scenery and an excellent potential building location! There is an existing billboard lease for \$1,200/annually.

TRACT 12: 52.720± ACRES with good visibility along the south side of I-75 and high-quality soils. Consider combining with Tract 13 for 125.5± acres of productive farmland. See tile map #1 and #4 for pattern tile location.

TRACT 13: 73.105± ACRES of tillable farmland accessed via an easement along an existing private road identified in the property map. See tile map #2 for pattern tile location.

TRACT 14: 33.99± ACRES of which FSA considers 32.15 tillable. See tile map #13 for pattern tile location.

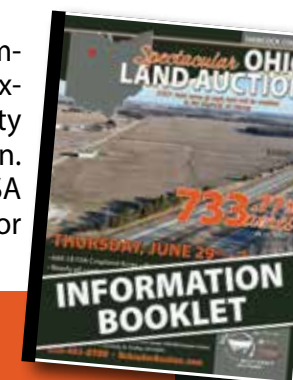
Contact Auction Company for Detailed Information Book with Additional Due-Diligence Materials on the Property.

SELLER: KINDER-SEGEN LLC & TERESA A RIEMAN LIVING TRUST
AUCTION MANAGERS:
LUKE SCHRADER, 260-229-7089
JERRY EHLE, 260-410-1996

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TRACTS 1-4



TRACTS 3-6



TRACTS 5 & 6



TRACT 3