

Jackson County

Scioto County

# *Pristine Southern Ohio* LAND AUCTION

• 100 Miles East of Cincinnati • 85 Miles South of Columbus



Quality Line  
of Farm  
Equipment to  
Sell Nov. 25 at  
10am!



Minford, OH

# 71<sup>±</sup> acres

Offered in 24 Tracts,  
Combinations &  
as a Whole

## Thursday, December 14 • 5pm

- Incredibly Well-Maintained Farm
- Beautiful Scenery & Recreational Opportunities
- Two Homes - One Including an Inground Pool
- Get Away Cabin
- Tracts Ranging from 2-99<sup>±</sup> Acres
- 613.24 FSA Cropland Acres
- Excellent Tillable Land
- Turnkey Cattle Operation

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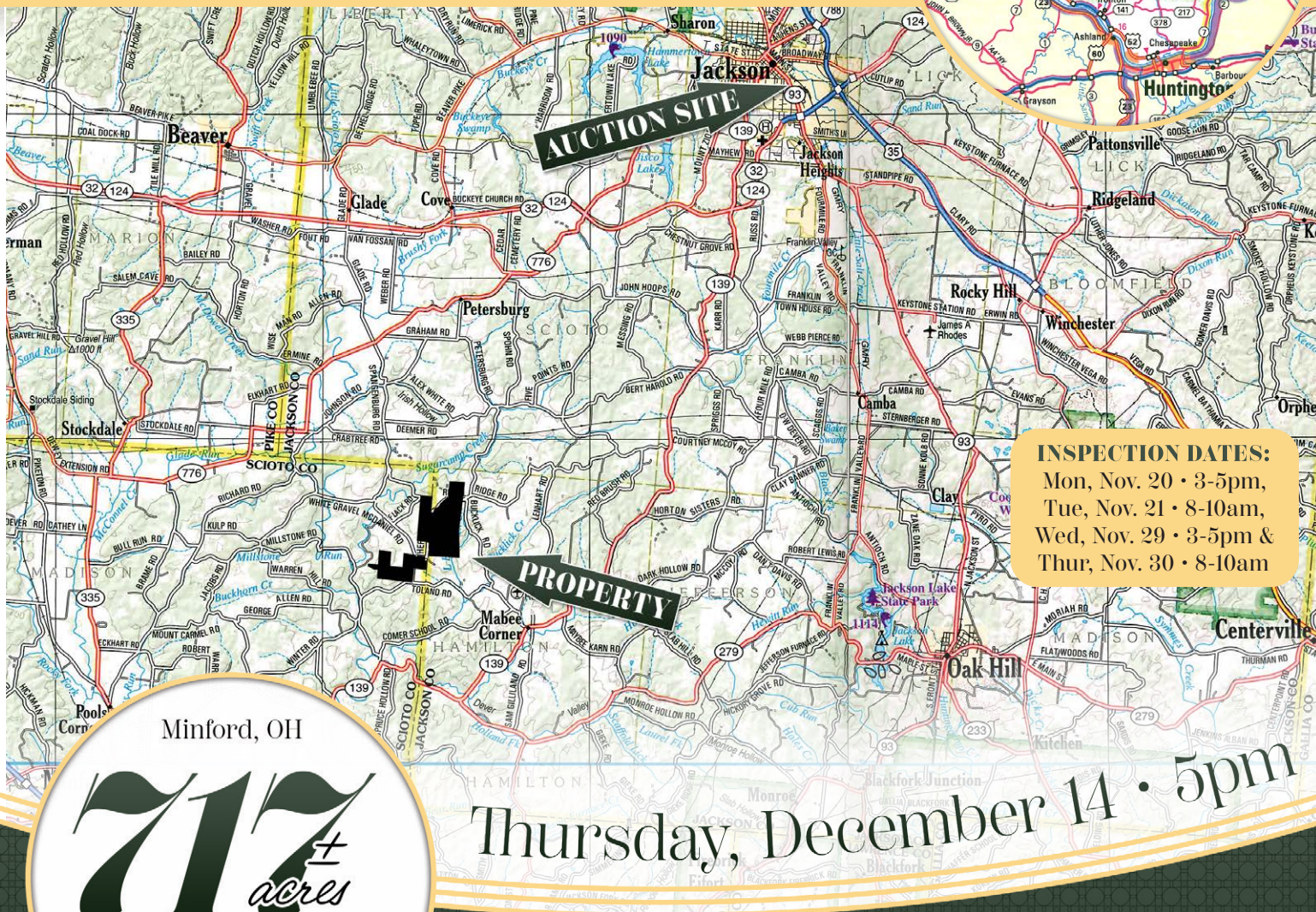
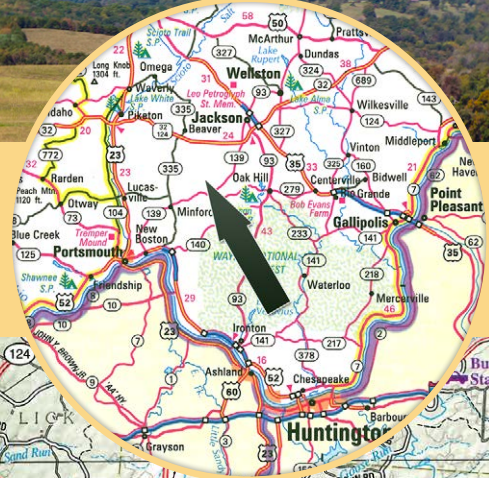


# Pristine Southern Ohio LAND AUCTION

• 100 Miles East of Cincinnati • 85 Miles South of Columbus

Tract 24

**AUCTION LOCATION:** Parks Edge Event Center • 601 E Main St, Jackson, OH 45640  
**PROPERTY LOCATION:** 209 Riegel Ridge Rd, Minford, OH 45653 • *From Jackson, OH (North of Property),* take CR 32 west for 2 miles, then head south on CR 139 for 4.5 miles. Head west on 199 (Riegel Ridge Rd) for 4 miles. • *From Minford, OH (South of Property),* take 139 east for 5 miles. Then head northwest on CR 18 for 2 miles.



**INSPECTION DATES:**  
 Mon, Nov. 20 • 3-5pm,  
 Tue, Nov. 21 • 8-10am,  
 Wed, Nov. 29 • 3-5pm &  
 Thur, Nov. 30 • 8-10am

Minford, OH

**71<sup>+</sup>**  
 acres

Offered in 24 Tracts,  
 Combinations &  
 as a Whole

Thursday, December 14 • 5pm

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 Equipment to Sell Nov. 25  
 at 10am!

**SELLER:** Triple M/Coriell Farm, LLC  
**AUCTION MANAGER:** Luke N. Schrader  
**AUCTIONEER:** Rex D. Schrader II



TRACT	ACRES
1	24.5±
2	24.5±
3	42.5±
4	37±
5	41.5±
6	54±
7	29.5±
8	30.5±
9	50±
10	23.5±
11	31.5±
12	50.5±
13	12±
14	15.5±
15	17.5±
16	16±
17	15.5±
18	15.5±
19	14.5±
20	25±
21	2±
22	5.5±
23	36.5±
24	99±



Contact the Auction Manager  
for Information Booklet  
Including FSA, Soils & Other  
Due Diligence Materials!

The Triple M/Coriell Farm is truly a unique property that we are excited to offer to the public. From excellent tillable soils & pastureland to outstanding homes & outbuildings, the farm contains enough diversity to immediately catch your interest. The combination of ponds & rolling topography is a beautiful sight, & upon a deeper inspection of the farm you will find a getaway cabin nestled in a quiet valley. Recently painted perimeter & cross-fencing makes the ranch suitable for a great cattle operation in addition to several loadout corrals. The farms pasture & productive tillable land have been well managed over the years. With proximity to Cincinnati & Columbus the recreational tracts, which includes 9 total ponds, on the property makes for a great weekend spot to get away & enjoy one of Ohio's finest hunting & scenic areas. You don't want to miss this special opportunity!

Minford, OH

**717<sup>±</sup>**  
*acres*

Offered in 24 Tracts,  
Combinations &  
as a Whole

Tracts 4-11



Tract 6



Tract 9



# Pristine Southern Ohio LAND AUCTION

• 100 Miles East of Cincinnati • 85 Miles South of Columbus



Tract 9 - Pond



Tract 9 - Improvements



Tract 9 - Barn



Tract 9 - Barn

**TRACT 1 - 24.5± ACRES** of majority tillable farmland & paved road frontage.

**TRACT 2 - 24.5± ACRES** of majority tillable farmland. The gentle topography creates a nice potential layout for a rural homestead or hobby farm.

*Consider combining with tracts 1+2 for 49± acres of productive soils!*

**TRACT 3 - 42.5± ACRES** of quality farmland that also contains a nice pond & some woods. Ample road frontage on Riegel Ridge Road allows for multiple access points.

**TRACT 4 - 37± ACRES** containing excellent topography for surface drainage creating for a very promising production-oriented tract.

**TRACT 5 "SWING TRACT" - 41.5± ACRES** that includes a diverse mix of land used for row crop & hay production as well as a pond & wooded land in the northeast corner. You can bid on this tract in combination with any of the adjoining tracts or if you are an adjacent landowner, it can be bid on individually.

**TRACT 6 "SWING TRACT" - 54± ACRES.** Pay attention here! This tract has plenty to offer for everyone including multiple ponds, perimeter & interior fencing, a paved interior road, & a 54'x95' open sided pole building that could be used as a feedlot, calving barn, etc. You can bid on this tract in combination with any of the adjoining tracts or if you are an adjacent landowner, it can be bid on individually.

**TRACT 7 - 29.5± ACRES** that is nearly 100% tillable. This tract would be a great add on to an existing operation or could be a great build site with some wonderful views!

**TRACT 8 - 30.5± ACRES** that is also nearly 100% tillable containing some highly productive soils!

*Consider combining tracts 3, 4, 7, & 8 for nearly 140± acres of contiguous land that is nearly all tillable!*

**TRACT 9 - 50± ACRES** containing some tremendous improvements & a 2,496 sq. ft./3 bedroom home complete with an inground pool! This is a rare, beautiful setting worth investigating! The improvements include; 34x65 barn, 6,150 sq. ft. barn, 1,984 sq. ft. barn, 1,260 sq. ft. barn, 44x62 machine shed, 44x60 machine shed, 5 grain bins totaling approx. 50,000 bushels in storage & an 18x50 metal building. Not to mention the paved driveway access & numerous fencings creating for a turn-key cattle operation. The pond located just west of the home creates a beautiful setting you do not want to miss!

**TRACT 10 - 23.5± ACRES.** Recreational enthusiasts look in! This tract contains a beautiful, secluded cabin location nestled in a quite ravine. The cabin is approx. 1,000 sq. ft. & comes outfitted with a full bathroom & several other amenities. If you are looking for a weekend getaway, this deserves some serious consideration! Numerous deer have been caught on camera.

Quality Line of  
Farm Equipment  
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Tract 9



Tract 9 - Home



Tract 10 - Cabin



Tract 12



**TRACT 11 - 31.5± ACRES** of pastureland that could be a great add on to an existing cattle operation, or a solid potential build site perched atop the rolling terrain.

**TRACT 12 - 50.5± ACRES** of an outstanding cattle set up! This tract includes an excellent 5,900 sq. ft. barn as well as perimeter & cross-fencing & a pond providing for a water source.

**TRACT 13 - 12± ACRES.** Whether you are looking for a smaller building lot, tillable land, or hay land, this tract can fit a variety of needs!

**TRACT 14 - 15.5± ACRES** containing quality tillable land & a gentle crest for a neat potential homesite.

**TRACT 15 - 17.5± ACRES** of majority productive tillable farmland, perfect sized acreage to add to an existing operation or to create a nice rural homestead!

**TRACT 16 - 16± ACRES** of highly productive land with surrounding trees to double for a quality recreational tract as well.

*Consider combining tracts 13-16 for 61 contiguous acres of nearly all productive farmland.*

**TRACT 17 - 15.5± ACRES** with road frontage on both Herman Rd & CR 18 creating for quality access & homestead possibilities!

**TRACT 18 - 15.5± ACRES** containing a gentle laying topography.

**TRACT 19 - 14.5± ACRES** of quality farmland.

**TRACT 20 - 25± ACRES** that historically has been in crop production. Imagine the possibilities of a homestead atop the ridge overlooking the valley!

**TRACT 21 - 2± ACRES** containing a 1,562 sq. ft. home that includes a finished basement. Be sure to inspect this house if you are looking for a rural home with beautiful scenery!

**TRACT 22 - 5.5± ACRES**, this tract presents the unique opportunity to buy a smaller vacant lot with road frontage on two sides.

**TRACT 23 - 36.5± ACRES** of productive farmland with access both to the north via the easement as well as to the south off CR 18.

**TRACT 24 - 99± ACRES** of tremendous recreational land! This tract offers ravines, woods, & seclusion ideal for deer hunting. The topography offers several great visibility points to place a deer stand for optimal hunting!



Tracts 13-16



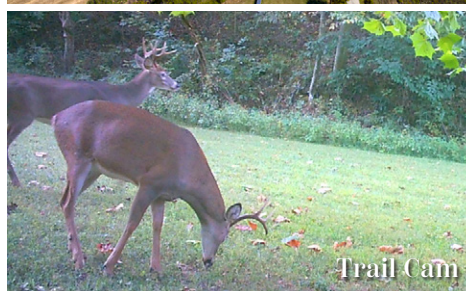
Tract 19



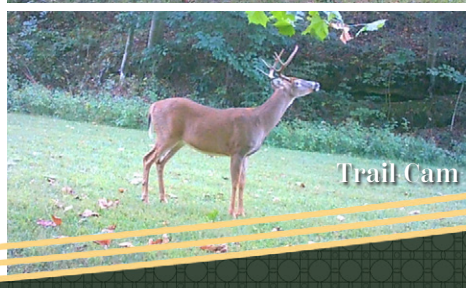
Tract 21



Tracts 19-24



Trail Cam



Trail Cam

#### TERMS & CONDITIONS:

**PROCEDURES:** The property will be offered in 24 individual tracts, any combination of tracts, or as a total 717± acre unit. There will be open bidding on all tracts & combinations during the auction (subject to swing tract limitations) as determined by the Auctioneer.

**BROKER CO-OP:** A broker co-op may be offered to licensed agents representing buyers on the two homes being offered, contact the auction company for more details.

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

**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 & 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 Warranty Deed(s).

**CLOSING:** The balance of the real estate purchase price is due at closing, which will take place approximately 45 days after the auction.

**POSSESSION:** Possession will be delivered at closing.

**REAL ESTATE TAXES/ASSESSMENTS:** Seller shall pay the real estate taxes assessed against the purchased tracts for 2023 (due in 2024), or the estimated amount thereof, at the time of closing. Buyer shall pay the 2024 taxes (due in 2025), & all subsequent real estate taxes, to the extent attributed to the purchased tracts.

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

**SURVEY:** A new survey will be made where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller & successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option & sufficient for title transfer.

**CAUV:** If usage of property is changed, the Buyer is responsible for CAUV recoupment. Sellers have heretofore used property for agricultural purposes & its real estate taxes have been levied & 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 & 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).

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

**FAIR HOUSING:** It is illegal, pursuant to the Ohio Fair Housing Law, Division (H) of Section 4112.02 of the Revised Code & 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.

**DISCLAIMER & ABSENCE OF WARRANTIES:** All information contained in this brochure & all related materials are subject to the Terms & Conditions outlined in the Purchase Agreement. The property is being sold on "AS IS, WHERE IS" basis, & 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, & 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Sellers & Selling Agents reserve the right to preclude any person from bidding if there is any question as the person's credentials, fitness, etc. All decisions of the Auctioneer are final. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINT-ED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.**

**SELLER:** Triple M/Coriell Farm, LLC  
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Minford, OH

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DECEMBER	Su	M	Tu	W	Th	F	Sa
						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

**AUCTION MANAGER:** Luke N. Schrader

(Salesperson) #SAL.2020005357, (Auctioneer) #2023000236

**AUCTIONEER:** Rex D. Schrader II

(Broker) #BRKP.2014002282, (Auctioneer) #2012000041

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Tract 12

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