

# Important LAND AUCTION



## AUCTION MANAGERS:

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Brewster Real Estate & Auction Co. LLC  
#57199772859, #BRKP.2010003409, #REC.2012003181

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Real Estate and Auction Company, Inc.

In Cooperation with  
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*Pike County - Piketon, Ohio*

Thursday, October 23 • 6pm

**343<sup>±</sup>**  
*acres* Offered in 6 Tracts,  
Combinations  
and as a Whole

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Tracts 4-6

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Tracts 4 & 5

- Quality Tillable Bottomland
- Numerous Fenced Fields & Good Pasture
- Mature Timber • Multiple Outbuildings
- Existing Trail System

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Pike County - Piketon, Ohio

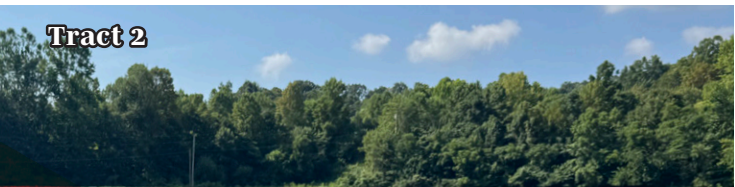
# Thursday, October 23 • 6pm

Discover a distinctive opportunity in Pike County, Ohio — approximately 343± acres of versatile land offering a variety of land use types — productive tillable soils, mature timber, quality pasture & fence, as well as multiple barns. This expansive property is thoughtfully laid out across multiple tracts, each offering unique value. Whether you're an operator looking to expand operations, an investor eyeing recreational & timber value, or someone seeking a multi-use rural estate, this offering delivers flexibility, access, & income potential all in one appealing package.

Tracts 1 & 2



Tract 2



# 343± acres

Offered in 6 Tracts, Combinations  
and as a Whole

Tract 3

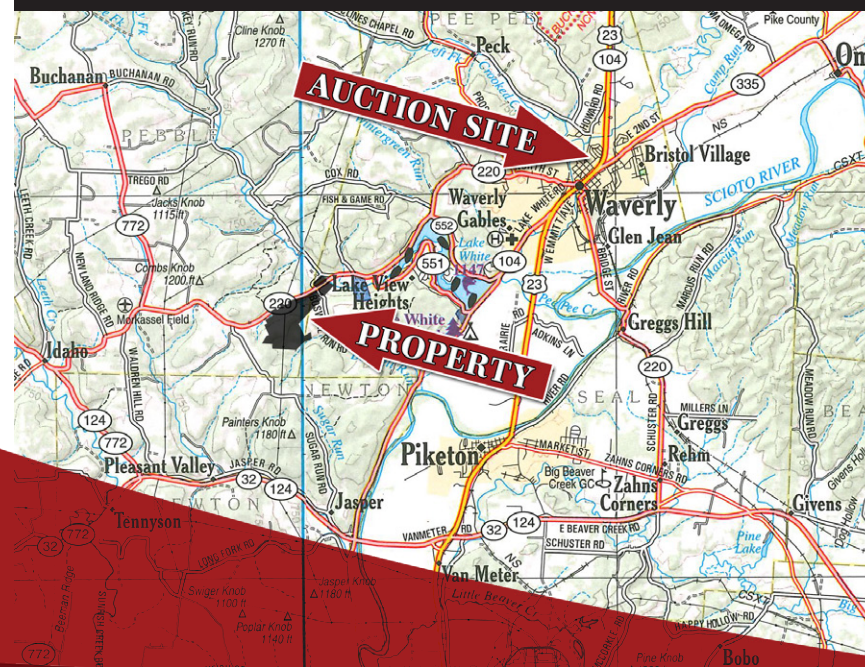


Tracts 4-6



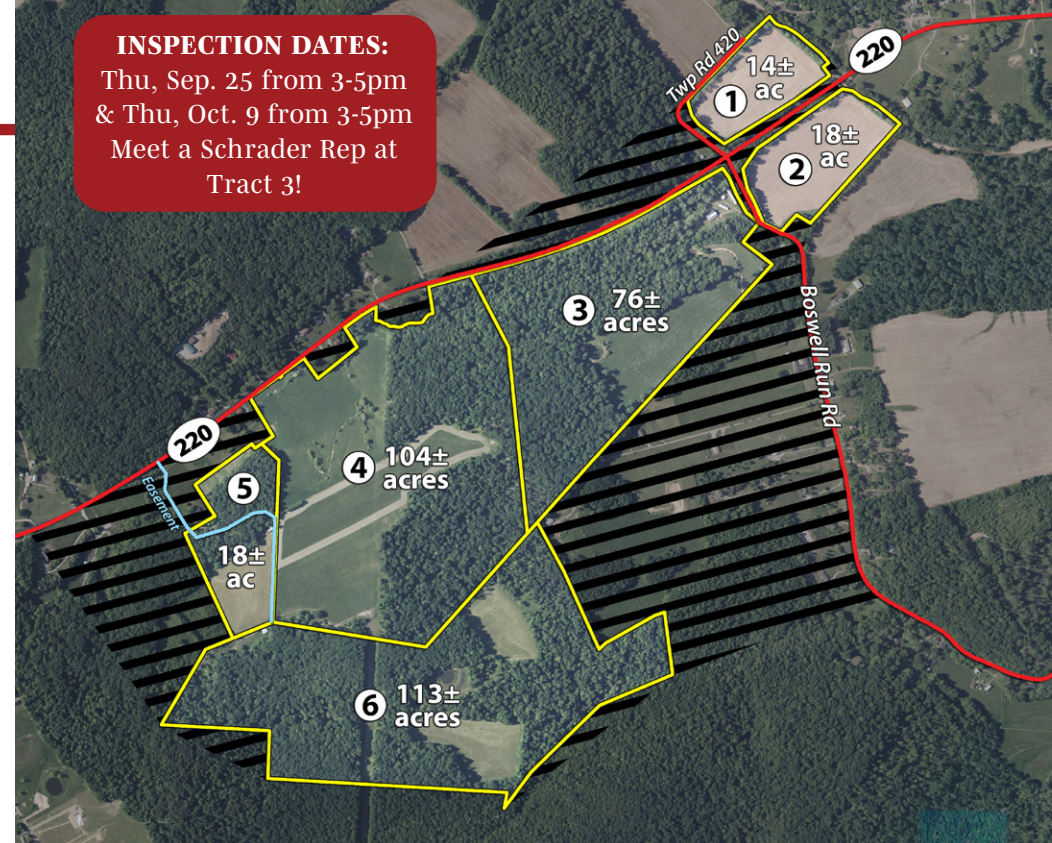
**AUCTION LOCATION:** Pike County Senior Center, 402 Clough St, Waverly, OH 45690

**PROPERTY LOCATION:** Near 2262 SR 220, Piketon, OH, 45661  
From downtown Waverly at the intersection of 23 & 220, take 220 W for 5 miles.



## INSPECTION DATES:

Thu, Sep. 25 from 3-5pm  
& Thu, Oct. 9 from 3-5pm  
Meet a Schrader Rep at  
Tract 3!



**TRACT 1: 14± ACRES** of fertile bottomland silt loam soils. This tract is nearly 100% tillable. Primary soil types are Haymond Silt Loam & Elkinsville Silt Loam.

**TRACT 2: 18± ACRES** of nearly 100% tillable farmland. The existing bean crop looks extremely good. A great potential add-on to any farming operation!

**TRACT 3: 76± ACRES**, a quality tract that can be used for a variety of uses with its 5 outbuildings, fenced pasture, pond & mature timber. The secluded field poses a great hunting setup for deer & turkey. Pasture has existing perimeter fencing in place creating for a turnkey cattle opportunity.

**TRACT 4: 104± ACRES** containing both quality pasture & hay fields mixed with mature hardwood timber. The pasture all contains perimeter fencing. Consider the potential build sites atop the overlooking hill with beautiful settings.

**TRACT 5: 18± ACRES** that creates for a secluded setting & great potential build site. Consider combining with Tract 4 for a large hay producing field or combining with Tract 6 to create an incredible recreational property.

## TRACTS 1-5 HAVE ACCESS TO RURAL WATER!

**TRACT 6: 113± ACRES** of a recreational paradise. Existing trails throughout this tract provide for quality access across the entire property. The two fields on the east end both have existing perimeter fence & have been used for grazing cattle. The pond has served as a water source for cattle & also generates quality deer traffic. The tract also offers an existing barn on the north end that can be used for storage. If you are looking for a secluded property that is fit for quality hunting or ATV riding, this tract deserves serious attention!

Tract 4



Tracts 5 & 6 Easement



**SELLER:** James A. Teeters Et Al & Larry Allen Teeters Et Al

**AUCTION MANAGERS:** Travis B. Kelley • 740.572.1525

& Thomas G. Brewster • 740.357.0325

## TERMS & CONDITIONS:

**PROCEDURES:** The property will be offered in 6 individual tracts, any combination of tracts, or as a total 343± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer.

**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 the appropriate 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 subject to the 2025 farm lease.

**REAL ESTATE TAXES/ASSESSMENTS:** Taxes shall be prorated to the date of closing.

**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 and 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 PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.**

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**ONLINE  
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You may bid online during the auction at  
[www.schraderauction.com](http://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. 800-451-2709.

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