

AUCTION

PAULDING COUNTY OHIO LAND

5 Farms
205[±] acres

OFFERED IN 7 TRACTS OR COMBINATIONS

- Immediate Possession at Closing
- Quality Tillable Farms
- Well Maintained Soils
- Access Along Co Rd 106, Twp Rd 96 & SR 49

MONDAY

MARCH 2 AT 6:00PM

Held at the Paulding County Fairgrounds • Online Bidding Available

866.340.0445 • 800.451.2709 • SchraderAuction.com



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501 Fairgrounds Dr, Paulding, OH 45879
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TRACT 1



TRACTS 2 & 3



TRACT 4



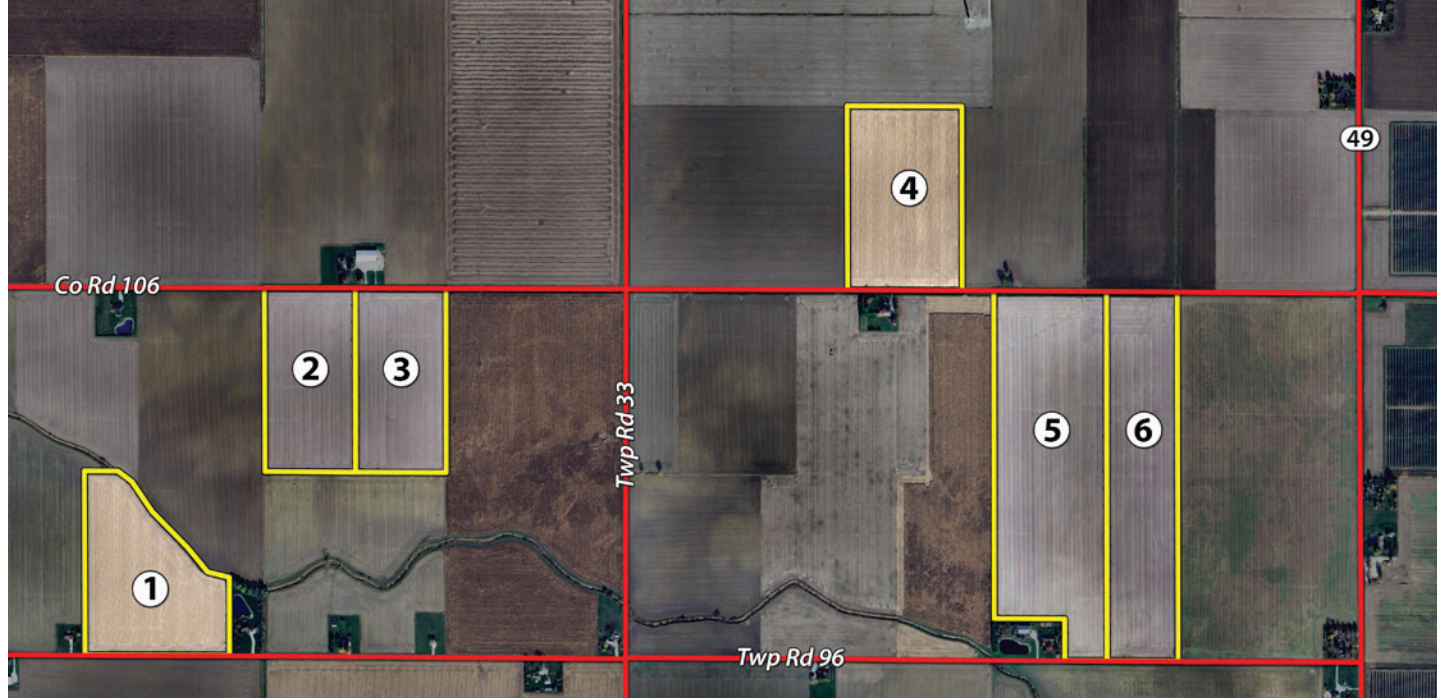
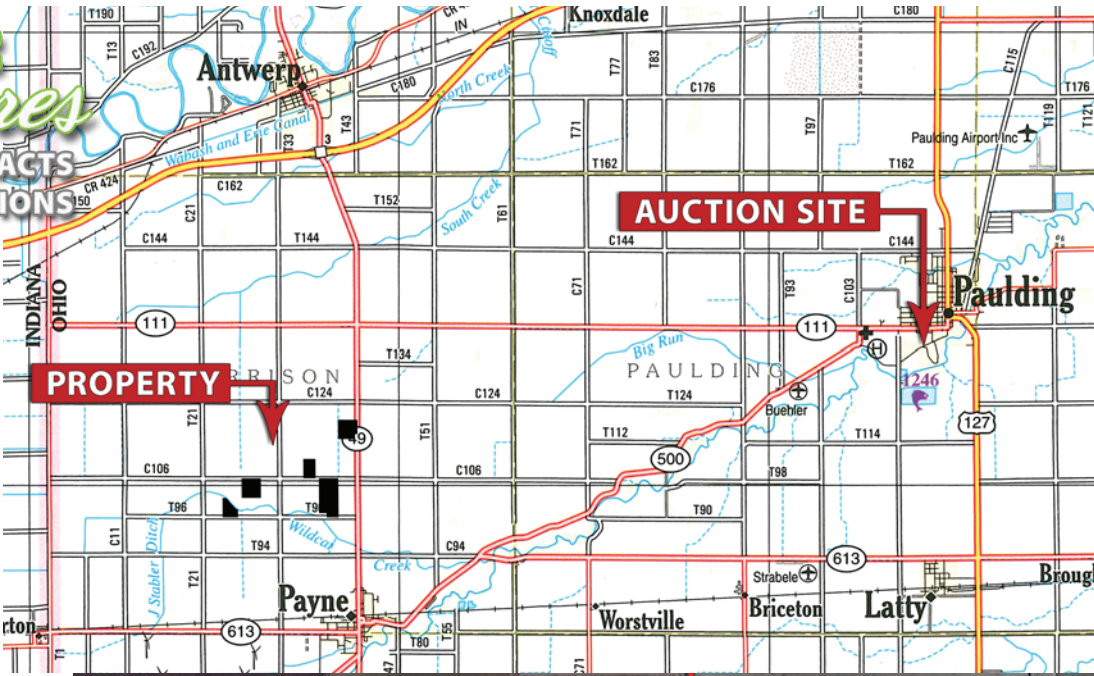
TRACTS 5 & 6



TRACT 7

IMMEDIATE POSSESSION AT CLOSING QUALITY TILLABLE FARMS • WELL MAINTAINED SOILS 9 TAX PARCELS HARRISON TOWNSHIP

- TRACT 1: 24± acres, along Twp Rd 96** This tract has road frontage along Township Road 96 with the north property line being the Wildcat Creek. The soils are mostly Hoytville silty clay. There is some flood plain along the top of the tract along the Creek.
- TRACT 2: 20± acres, along Co Rd 106** This tract has road frontage south along County Road 106. The soils are mostly Hoytville silty clay on the north part of the tract with a large portion of Nappanee silty clay through the south of the tract.
- TRACT 3: 20± acres, along Co Rd 106** This tract has road frontage south along County Road 106. The soils are a mix of Hoytville silty clay and Nappanee silt clay.
- TRACT 4: 25± acres, along Co Rd 106** This tract is north of and has frontage along County Road 106. This tract is comprised of 3 tax parcels. The soils are all Hoytville silty clay.
- TRACT 5: 47± acres, along and between Co Rd 106 and Twp Rd 96** This tract is south and has frontage along County Road 106 and also lies north and has frontage along Township Road 96. The soils are mostly Hoytville silt clay with some patches of Nappanee loam to the south.
- TRACT 6: 31± acres, along and between Co Rd 106 and Twp Rd 96** This tract lies adjacent to Tract 5 and also has frontage along both County Road 106 to the north and Township Road to the south. The soils are also mostly Hoytville silty clay with some Nappanee loam to the south.
- TRACT 7: 38± acres, along SR 49** This tract has considerable frontage along State Highway 49. The soils are all Latty silty clay.



INSPECTION DATES:
Monday, February 9 & 16
4:00 – 6:00pm
Meet a Schrader Rep at the barn yard across from Tracts 2 and 3.
Call the auction manager for walk over inspection.

AUCTION TERMS & CONDITIONS:

PROCEDURES: The auction will be conducted as a multi-parcel auction, meaning multiple parcels or auction “tracts” will be offered for sale in various amalgamations, including individual tracts, combinations of tracts and all tracts as a whole. The property will be offered in 7 individual tracts, any combination of tracts and as a total 205± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer until the close of auction. The property will be bid in the manner resulting in the highest total sale price.

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 Certificate of Title 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 shall provide a Warranty Deed(s).

CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before April 10, 2026.

POSSESSION: Possession will be delivered at closing. Immediate possession with an additional 10% down and Buyer will sign provided Addendum and show proof of insurance.

REAL ESTATE TAXES: The Real Estate Taxes shall be prorated to the date of the 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.

PROPERTY INSPECTION: 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.

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.

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.

Owner: Kuhn Family

Auction Manager:
Jerry Ehle • 260.410.1996

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Real Estate and Auction Company, Inc.

PO Box 508 • 950 N Liberty Dr

Columbia City, IN 46725

800.451.2709 • 260.244.7606

Ohio Real Estate: Schrader Real Estate and Auction Company, Inc.

#REC.0000314452 (Jeffersonville, OH)

Rex D. Schrader II #BRKP.2014002282 • Jerry Ehle #SAL.2006001035

Ohio Auctioneer: Schrader Real Estate and Auction Company, Inc.

#63198513759 • Jerry Ehle #2013000026

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Auction Manager:

Jerry Ehle • 260.410.1996

MARCH	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	31				



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 Company.

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RC26-488

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