

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 4 individual tracts, any combination of tracts and as a total 63± acre unit. There will be open bidding on all tracts and combinations, SUBJECT TO SWING TRACT RULES 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: 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.

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.

STOCK PHOTOGRAPHY: Deer photos are for illustrative purposes only and are not of the auction property.

 **SCHRADER**
Real Estate and Auction Company, Inc.

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AUCTION MANAGER:

Jerry Ehle • 260-410-1996

Jerry W. Ehle, SAL.2006001035, 2013000026

Schrader Real Estate and Auction Company, Inc.,
REC.0000314452 (Jeffersonville, OH), 63198513759



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MARCH 2026						
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				

63± Land
acres **AUCTION** Williams County, Ohio

**Offered in 4 Tracts
or Combinations**

Land Northwest Ohio Farm and Recreational Land
AUCTION **63± acres**
Offered in 4 Tracts or Combinations

Williams County, Ohio

- POTENTIAL BUILDING SITES
- PRODUCTIVE TILLABLE LAND
- HUNTING AND RECREATION LAND
- IMMEDIATE POSSESSION AT CLOSING



MONDAY, MARCH 9 @ 6:00PM

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Land Northwest Ohio Farm and Recreational Land

AUCTION 63± acres

Offered in 4 Tracts or Combinations

Williams County, Ohio

MONDAY, MARCH 9 @ 6:00PM



AUCTION HELD AT THE EDON COMMUNITY CENTER, 320 PARKWAY ST, EDON, OHIO 43518

PROPERTY LOCATION: WILLIAMS COUNTY, NORTHWEST TOWNSHIP, 18000 BLOCK COUNTY ROAD 1, EDON, OHIO OR KNOWN AS STATE LINE ROAD.

TRACT DESCRIPTIONS:

TRACT 1: 5± ACRES, This tract offers a beautiful potential building site. It offers an elevated site overlooking a wooded part of the tract. This wooded part is usually wet and holds deer and is a wildlife thoroughfare into the large adjacent woods to the south. The backdrop is a slope up towards farmland. The soils are Edwards muck in the front and slopes up to some Glynwood loam and Pewamo silty clay.

TRACT 2: 24± ACRES, "SWING TRACT", This tract is a Swing Tract, meaning it can only be bid on in combination with Tracts 1 or 3 or by an adjacent land owner. This tract is mostly all tillable. The soils are mostly Glynwood loam with some Haskins loam, Rawsom loam, and Pewamo silty clay loam. This tract lies behind the adjacent woods to the west and also bends into Tract 3. The riverine divides tracts 2 and 3. There is a shallow forge to cross from Tract 3 onto tract 2.

TRACT 3: 29± ACRES, This tract has an abundance of road frontage. It also has approximately 6± acres of woods off of the road plus some of the wooded area along the riverine. This tract offers all kinds of potential uses from mini farm site, tillable farmland, hunting and recreation. **Combine with Tracts 3 and 4 for the majority of the tillable land plus some wooded recreation land.**

TRACT 4: 5± ACRES, This tract has ample road frontage for a potential building site. The contour slopes up towards the center then back down to the wooded edge in the back. The soils are mostly Glynwood loam. **Combine with Tract 3 for a 34± acre Mini Farm or Executive Style Estate site!**

SELLER: JULIA MILLER

AUCTION MANAGER: JERRY EHLE, 260-410-1996



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**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. - 800-451-2709.

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**PREVIEW:
WEDNESDAY, FEBRUARY 18th • 4-6PM
MONDAY, FEBRUARY 23rd • 4-7PM
Meet A Schrader Representative At Tract 3
Call Auction Manager for Permission
for Walk-Over Inspections, 260-410-1996**

