

# 67± Acres

Offered in 5 Tracts,  
Combinations or  
as a Whole

## Diversified Jackson Area LAND AUCTION

- Beautiful Settings • Potential Build Sites
- Excellent Hunting • Development Upside
- Quality Farm for Hay Production & Cattle

# Thursday, March 26 • 6pm

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



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In Cooperation with  
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Equal Housing Opportunity logo

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**INSPECTION DATES:** Wed, Mar. 4 from 3-5pm &  
Tue, Mar. 17 from 3-5pm

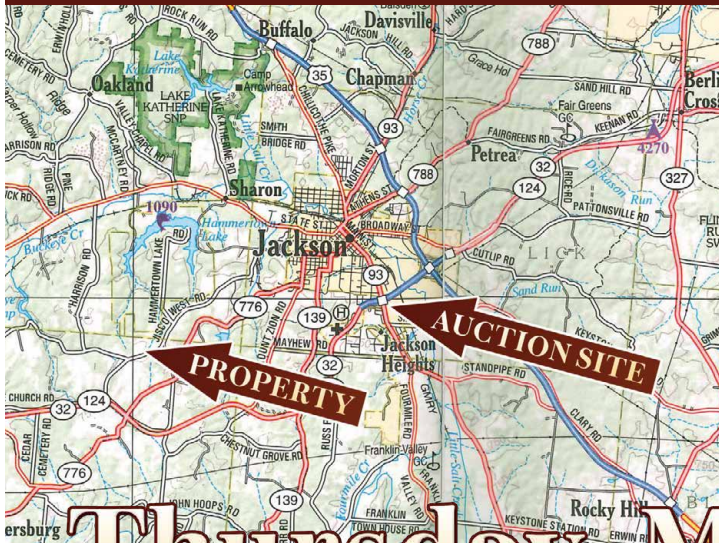


**ONLINE  
BIDDING  
AVAILABLE**

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**.

**AUCTION LOCATION:** La Rosas Pizza Event Room,  
966 E Main St, Jackson, OH 45640

**PROPERTY LOCATION:** 3191 Jisco West Rd, Jackson, OH, 45640-9110. From Jackson, take highway 10 (Jisco West Rd) west out of town. Continue on for approx. 2.5 miles. The property will be on your right.



The Ryan Cottrill Farm is a well-maintained property that has numerous uses & is uniquely positioned in an area that offers both seclusion & proximity to Jackson development. The farm has a quaint farmstead setup containing a sound house & outbuildings. Perimeter fencing is found on multiple tracts, & city limits border the property to the north creating for tremendous appreciation potential. Whether you are in the market for additional pasture, hay production, hunting land, or land with development upside, this property has a lot to offer!



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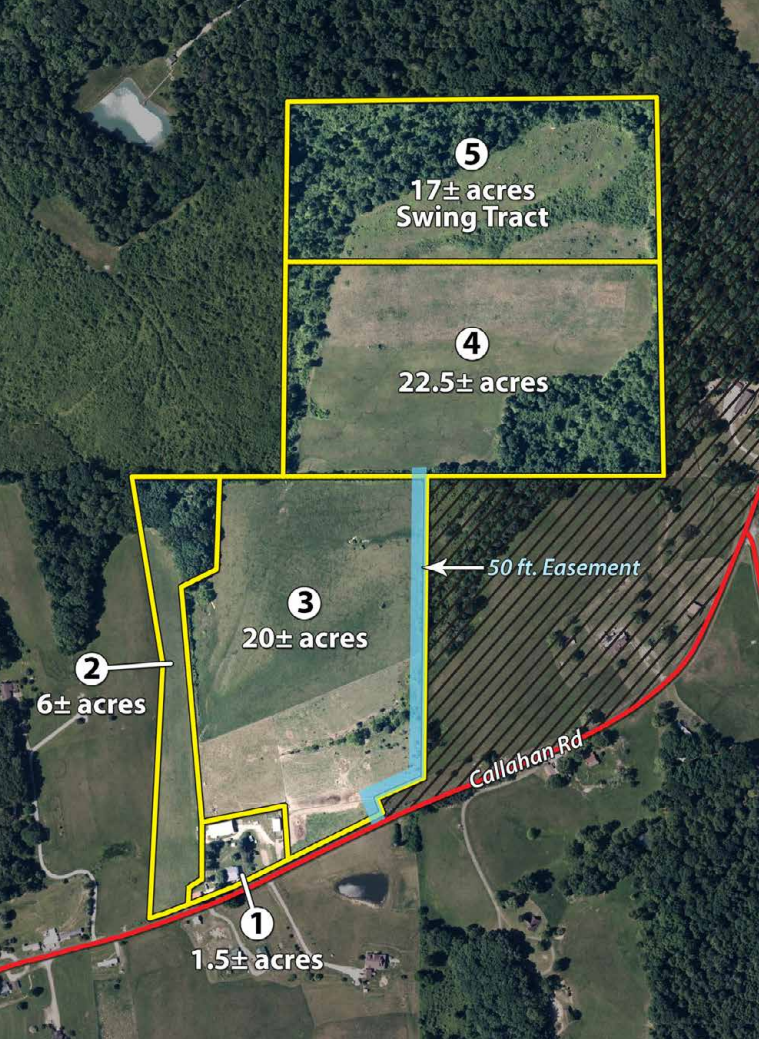
**SELLER:** Ryan Cottrill

**AUCTION MANAGER:** Tommy Brewster • 740.357.0325



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**TERMS & CONDITIONS:**

**PROCEDURE:** The property will be offered in 5 individual tracts, any combination of tracts (Subject to "Swing" Tract Limitations) & as a total 67± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may compete.

**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 at closing.

**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 & 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 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. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.**

**TRACT 1 - 1.5± ACRES** containing a 1,976 sq. ft. house & 3 additional outbuildings. This tract is an outstanding opportunity to acquire a rural homestead just minutes from Jackson with lots of square footage under roof.

**TRACT 2 - 6± ACRES** of scenic rolling land & timberland. If you are in the market for a potential build site or rural lot this tract deserves some serious attention!

**TRACT 3 - 20± ACRES** of quality pasture that has historically been used for grazing & hay production. This tract contains a good perimeter fence & excellent road frontage along 82.

**TRACT 4 - 22.5± ACRES** of secluded land that contains pasture, hay production, & timber. This tract offers numerous possibilities between grazing cattle, build sites & hunting land. Access is via a 50' easement as designated on the tract map.

**TRACT 5 - 17± ACRES "SWING TRACT"**, that can be bid on by any adjoining landowner or in a combination that includes tract 4. This is an outstanding hunting property with a mix of standing grasses, woods & elevation for shot visibility.

**Consider combining Tracts 4 & 5 for 39.5± contiguous acres!**



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March	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	31					



### AUCTION MANAGER:

Thomas G. Brewster • 740.357.0325

Brewster Real Estate & Auction Co. LLC

#57199772859, #BRKP.2010003409, #REC.2012003181

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Columbia City, Indiana 46725 #63198513759,  
#REC.0000314452 (Jeffersonville,OH), #BBB.2010001376(Irwin,OH)

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Jackson County, OH

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