

October 28<sup>th</sup> at 6:30 pm ET

# AUCTION

**Della Selsor Building - Madison County Fairgrounds**  
205 Elm Street, London, OH 43140

**PROPERTY LOCATION**

North of London, Ohio on  
US 42 North

**ZONING**

Agricultural

**TOPOGRAPHY**

Level and Level to Gently Rolling

**SCHOOL DISTRICT**

London City Schools

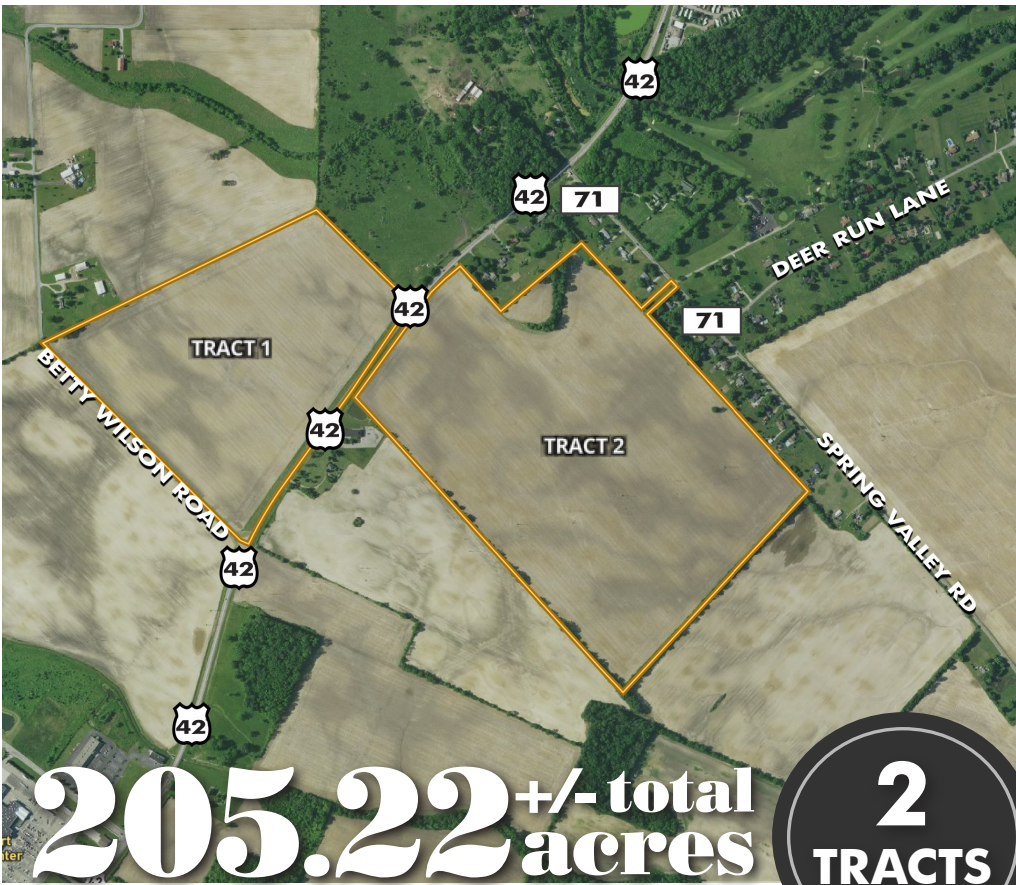
**ANNUAL TAXES**

\$3,869.90

**ONLINE BIDDING IS ALSO AVAILABLE!**  
TO PLACE A BID,  
download the  
**Halderman App** or  
visit **halderman.com**. Be sure  
to register prior to the auction.



FARM: Crooked Run Farm LLC



**TRACT 1: 73+/- Total Acres 72+/- Tillable**

**TRACT 2: 133.22+/- Total Acres 129+/- Tillable**



Robert McNamara  
614.309.6551  
robertm@halderman.com



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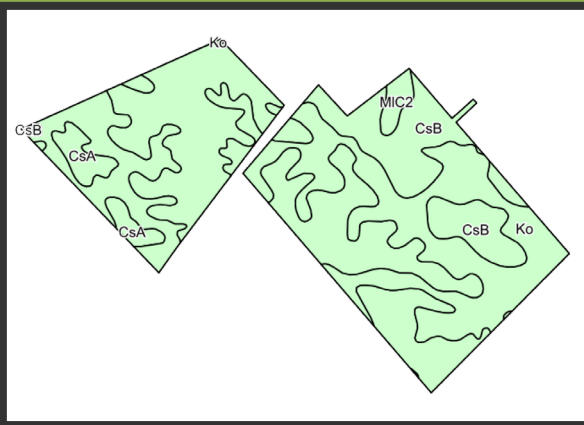
**2**  
**TRACTS**

# AUCTION

**October 28<sup>th</sup>, 6:30 pm ET**  
**Madison County Fairgrounds**

**MOSTLY TILLABLE CROPLAND**  
**LOCATED JUST NORTH OF LONDON, OH**

**205.22+/- total acres**



SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
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CsB	Crosby-Lewisburg silt loams, 2 to 6 percent slopes	110.98	115	37
Ko	Kokomo silty clay loam, 0 to 2 percent slopes	80.60	167	48
CsA	Crosby-Lewisburg silt loams, 0 to 2 percent slopes	7.51	139	46
MIC2	Miamian silt loam, 6 to 12 percent slopes, eroded	3.07	104	41

## Terms and Conditions



**METHOD OF SALE:** Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on October 28, 2021. At 6:30 PM, 205 acres, more or less, will be sold at the Della Selsor Building, Madison County Fairgrounds, London, OH. This property will be offered in two tracts as individual units or as a whole farm. Each bid shall constitute an offer to purchase and the final bid, if accepted by the Sellers, shall constitute a binding contract between the Buyer(s) and the Sellers. The auctioneer will settle any disputes as to bids and his decision will be final. To place a confidential phone, mail or wire bid, please contact Robert McNamara at 614-309-6551 at least two days prior to the sale.

**ACREAGE:** The acreages listed in this brochure are estimates taken from the county assessor's records, FSA records and/or aerial photos.

**SURVEY:** The Sellers reserve the right to determine the need for and type of survey provided. If an existing legal description is adequate for title insurance for the tract, no new survey will be completed. If the existing legal description is not sufficient to obtain title insurance, a survey will be completed, the cost of which will be paid 100% by the Sellers. The Sellers will choose the type of survey to be completed and warrant that it will be sufficient to provide an owner's title insurance policy for the tract. If a survey is completed, the purchase price for the surveyed tract will be adjusted, up or down, to the exact surveyed acres. The price per acre will be the auction price bid for the tract, divided by the tract acreage estimated in the auction brochure.

**FARM INCOME:** Seller will retain the 2021 farm income.

**DOWN PAYMENT:** 10% of the accepted bid down on the day of the auction with the balance due at closing. The down payment must be in the form of personal check, cashier's check, cash or corporate check. **YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. BE SURE YOU HAVE FINANCING ARRANGED, IF NECESSARY, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**

**APPROVAL OF BIDS:** The Sellers reserve the right to accept or reject any and all bids. All successful bidders must enter into a purchase agreement the day of the auction, immediately following the conclusion of the bidding. Successful bidders must execute purchase agreements on tracts exactly as they have been bid.

**DEED:** The Sellers will provide a Warranty Deed at closing.

**EVIDENCE OF TITLE:** The Sellers will provide an Attorney's Certificate of Title to the Buyer. If any buyer elects to purchase title insurance or Lender's Policy, the cost thereof shall be at buyer's sole expense. If the title is not marketable, then the purchase agreement is null and void prior to the closing, and the Broker will return the Buyer's earnest money.

**CLOSING:** The closing shall be on or before December 10, 2021. The Sellers have

**AUCTION CONDUCTED BY:** RUSSELL D. HARMEYER,  
OH Auct. Lic. #2001014575

the choice to extend this date if necessary.

**POSSESSION:** Possession of land will be at closing, subject to harvest.

**REAL ESTATE TAXES:** The Sellers will pay real estate taxes for 2021 due 2022. Buyer will be given a credit at closing for the 2021 real estate taxes due 2022 and will pay all taxes beginning with the spring 2022 installment and all taxes thereafter. Any CAUV recoupment shall be Purchaser's responsibility.

**MINERAL RIGHTS:** All mineral rights owned by the Sellers will be conveyed to the Buyer(s).

**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigation, inquiries and due diligence concerning the property. Further, Sellers disclaim any and all responsibility for bidder's safety during any physical inspections of the property. No party shall be deemed to be invited to the property by HRES or the Sellers.

**AGENCY:** Halderman Real Estate Services Inc., Russell D. Harmeyer, Auctioneer, and their representatives, are exclusive agents of the Sellers.

**DISCLAIMER:** All information contained in this brochure and all related materials are subject to the Terms and Conditions outlined in the purchase agreement. This information is subject to verification by all parties relying upon it. No liability for its accuracy, errors or omissions is assumed by the Sellers or HRES. All sketches and dimensions in this brochure are approximate. **ANNOUNCEMENTS MADE BY HRES AND/OR THEIR AUCTIONEER AT THE AUCTION DURING THE TIME OF THE SALE TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIALS OR ANY OTHER ORAL STATEMENTS MADE.** The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Sellers or HRES. Each prospective bidder is responsible for conducting his/her independent inspections, investigations, inquiries and due diligence concerning the property. Except for any express warranties set forth in the sale documents, Buyer(s) accepts the property "AS IS," and Buyer(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Sellers and HRES make no warranty or representation, express or implied or arising by operation of law, including any warranty for merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall the Sellers or HRES be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of HRES and/or the auctioneer. The Sellers and HRES 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 HRES and/or the auctioneer are final.