

AUCTION

Thurs. Feb. 3rd, 2022 | 6:30 pm ET

L & M Products Banquet Hall
1407 N Barron Street | Eaton, OH

5 TRACTS

340.49^{+/-} total acres

Terms and Conditions

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, OH Auct. Lic. #2001014575) will offer this property at public auction on February 3, 2022. At 6:30 PM EST, 340 acres, more or less, will be sold at the L & M Products Banquet Hall, Eaton, OH. This property will be offered in five tracts as individual units, in combination 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 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 Craig Springmier at 937-533-7126 or John Kramer at 937-533-1101 at least two days prior to the sale.

ACREAGE: The acreages listed in this brochure are estimates taken from the county auditor's records, deeds, 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 marketable title for a tract or tracts, no new survey will be completed. If the existing legal description is not sufficient to obtain marketable title, a survey will be completed, the cost of which will be shared 50/50 by the Sellers and the Buyer(s). The Sellers will choose the type of survey to be completed and warrant that it will be sufficient to provide marketable title 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.

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. The successful bidder must enter into a purchase agreement the day of the auction, immediately following the conclusion of the bidding.

DEED: The Sellers will provide a Warranty and/or Trustee's Deed at closing.

EVIDENCE OF TITLE: The Sellers will provide an Attorney's Certificate of Title to the Buyer. The Sellers will pay the Preble County conveyance fee to transfer title. 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.



AUCTION CONDUCTED BY:

RUSSELL D. HARMEYER, OH Auct. Lic. #2001014575

CLOSING: The closing shall be on or before April 15, 2022. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of land will be at closing, or as agreed in writing.

REAL ESTATE TAXES: The Seller will pay the real estate taxes for 2021, payable in 2022. These taxes will be paid at closing. Any CAUV recoupment shall be Purchaser's responsibility.

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 accepts the property "AS IS," and Buyer 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. Conduction 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.

FARM: ELLEMAN FAMILY FARMS, HLS# HJK-12729 (22)

PRIME LEVEL AGRICULTURAL LAND

5 TRACTS

EATON, OHIO | PREBLE COUNTY

AUCTION

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340.49^{+/-} total acres

ELLEMAN FAMILY FARMS, OWNERS

AUCTION LOCATION

L & M Products Banquet Hall
1407 N Barron Street | Eaton, OH

PHIL & CAROLYN KUHN'S EQUIPMENT AUCTION HELD ON-SITE

9359 Concord Road, Eaton OH 45320

Wed. February 9th, 2022 | 11:01 am ET

TRUCKS | TRACTORS | COMBINE | PLANTERS | WAGONS & MORE AUCTION & APPRAISAL CO.

Harmeyer
AUCTION & APPRAISAL CO.



H. John Kramer
937.533.1101
johnk@halderman.com



Craig Springmier
937.533.7126
craigs@halderman.com

TRACT 1



161.2+/- Acres (158.7+/- Tillable)

TRACT 2



50+/- Acres (48+/- Tillable)

TRACT 3



53.99+/- Acres (52.5+/- Tillable)

TRACT 4



42.5+/- Acres (41.1+/- Tillable)

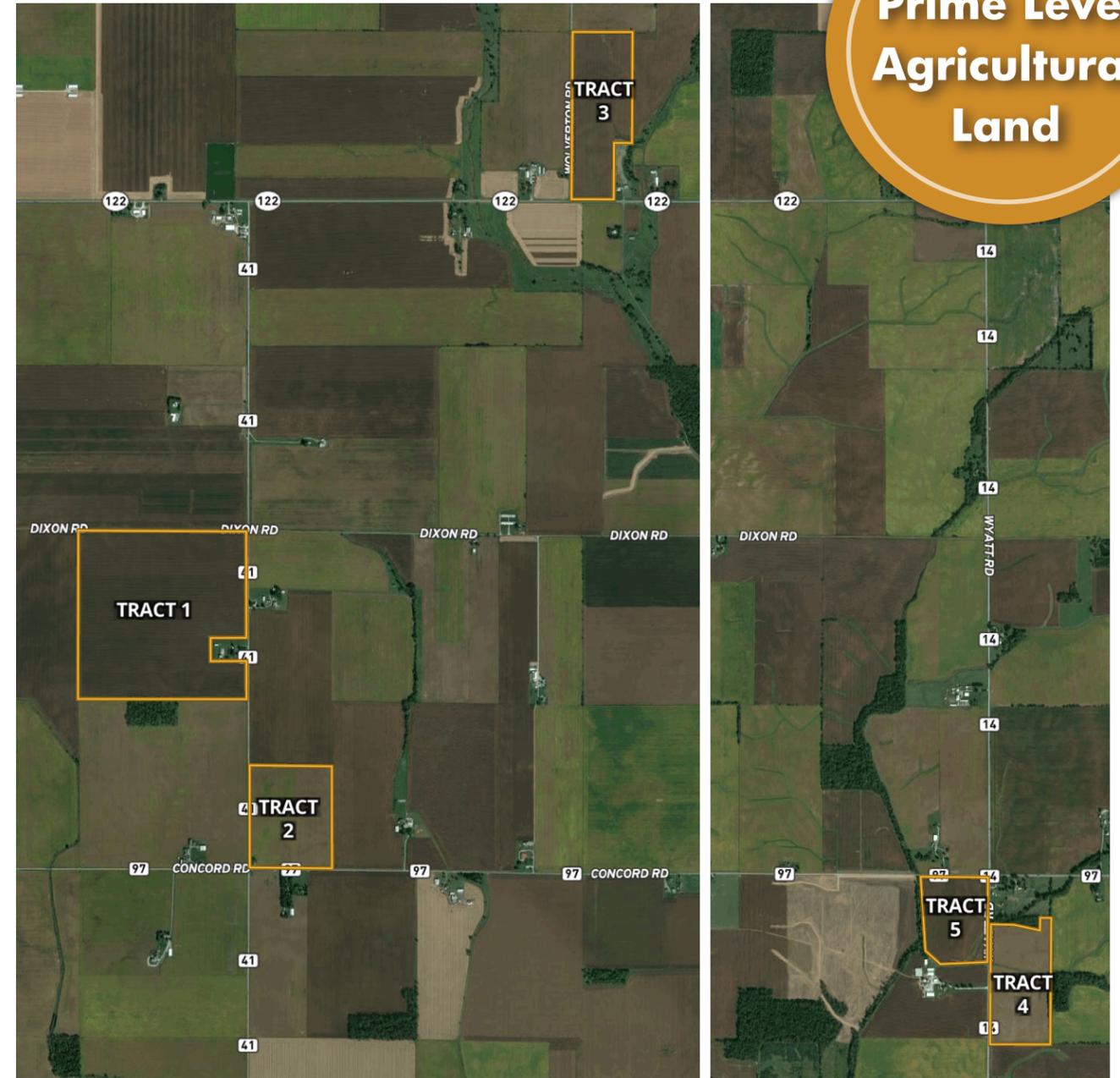
TRACT 5



32.8+/- Acres (31+/- Tillable)



**Prime Level
Agricultural
Land**



PROPERTY LOCATION

7 miles west of Eaton, Ohio
in Dixon and Jackson Township
Preble County

SCHOOL DISTRICT

Dixon Township:
Eaton Community Schools
Jackson Township:
C. R. Coblenz Schools

TOPOGRAPHY

Level

ZONING

Agricultural

**340.49+/- total
acres**

**5
TRACTS**



Additional information including photos are available at halderman.com. **Online bidding is also available to place a bid.** Visit halderman.com or download the **Halderman App**. Please register prior to the auction.

