LEVEL PRODUCTIVE LAND IN ONE TRACT • PREBLE CO, OH

150.32+/- ACRES

TUESDAY, OCTOBER 13TH | 6:30 PM ET

AUCTION

Join us

PREBLE COUNTY FAIRGROUNDS

Expo Expansion Building
722 S Franklin Street
Eaton, OH 45320

ACREAGE BREAKDOWN:
147.4+/- Tillable, 2.92+/- Non-Tillable

PROPERTY LOCATION
3300 Eaton New Hope Road
Eaton, OH 45320

2 miles northwest of Eaton, OH and 1/2 mile east of Rt. 35 on Eaton New Hope Road in Washington Township, Preble County.

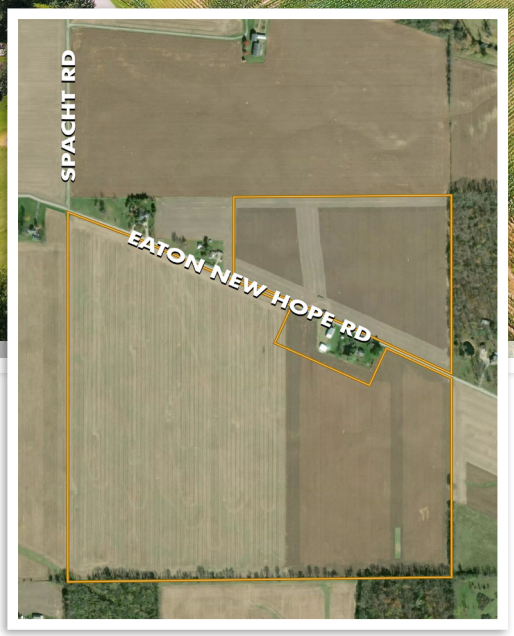
SCHOOL DISTRICT
Eaton Community Schools

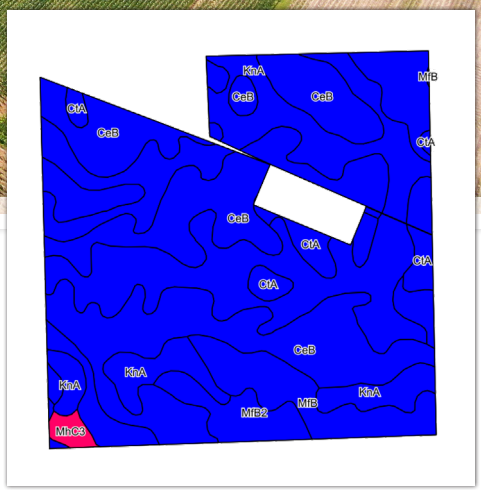
ANNUAL TAXES
$5,316

TOPOGRAPHY
Level

ZONING
A-1 Agricultural

ONLINE BIDDING IS AVAILABLE





KEY	SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
CeB	Celina silt loam, 2 to 6 percent slopes	65.00	131	46
KnA	Kokomo silt loam, 0 to 1 percent slopes	53.01	158	55
MfB	Miamian-Celina silt loams, 2 to 6 percent slopes	11.42	124	43
MfB2	Miamian-Celina silt loams, 2 to 6 percent slopes, eroded	8.85	128	45
CtA	Crosby-Celina silt loams, 0 to 2 percent slopes	7.75	139	46
MhC3	Miamian-Losantville clay loams, 6 to 12 percent slopes, severely eroded	1.32	83	29
	WEIGHTED AVERAGE (WAPI)		**140**	**48.8**

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AUCTION LOCATION
PREBLE COUNTY FAIRGROUNDS
722 S Franklin Street | Eaton, OH 45320

TUES. OCTOBER 18TH | 6:30 PM ET

AUCTION

LEVEL PRODUCTIVE LAND IN ONE TRACT

150.32+/- ACRES • PREBLE CO, OH

SCAN

ONLINE BIDDING IS AVAILABLE
Access additional details of this auction including drone footage. To place a bid, visit halderman.com. Please register prior to the auction.

TERMS AND CONDITIONS

METHOD OF SALE: Halderman Real Estate Services, Inc. (OH Auct. Lic. #62197824839) will offer this property at public auction on October 13, 2026. At 6:30 PM, 150.32 acres, more or less, will be sold at the Expo Expansions Building Preble County Fairgrounds, 722 S. Franklin St., Eaton, OH 45320. This property will be offered in one tract as a whole farm, at a live and online auction. 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.

APPROVAL OF BIDS: The Sellers reserve the right to accept or reject 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.

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.

CONTINGENCIES: YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. BE SURE YOU HAVE FINANCING ARRANGED, IF NECESSARY, AND ARE CAPABLE OF PAYING CASH AT CLOSING.

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

CLOSING: The closing shall be on or before Friday, December 4, 2026. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of land will be at closing, subject to the tenant's rights to 2026 crop.

PERSONAL PROPERTY: No personal property is included in the sale of the real estate.

REAL ESTATE TAXES: At closing, the Seller will pay or credit Buyer all real estate taxes and assessments for the 2026 year. This amount will be based on current taxes of record. Buyer(s) will pay all taxes and assessments for tax year 2027 and thereafter. Any and all CAUV recoupment will be the responsibility of, and paid by the Buyer(s).

SURVEY: The Seller will provide a completed and approved Plat of Survey dated Sept. 23, 2023 by S. A. Pope & Associates calling for 150.319 Acres of land, more or less, describing the existing legal description which 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 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 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 2026 farm income.

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 Purchaser. 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(s) are null and void prior to the closing, and the Broker will return the Buyer's earnest money.

ZONING AND EASEMENTS: Property is being sold subject to all easements of record. Property is subject to all state and local zoning ordinances.

AERIAL PHOTOS, Images and Drawings: are for illustration purposes only and not surveyed boundary lines unless specified.

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 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.

BID RIGGING: Bid Rigging is a Federal Felony. Auctioneer will report illegal activity by any person to the FBI for investigation and prosecution. Title 15, Section 1 of the U.S. Code makes any agreement amongst potential bidders not to bid against one another, or to otherwise dampen bidding illegal. The law provides for fines of up to $100,000,000 for a corporate offender and $1,000,000 for an individual, plus imprisonment for up to 10 years.

TECHNICAL ISSUES: In the event there are technical difficulties related to the server, software, internet or any other online auction-related technologies, Halderman Real Estate Services, Inc. reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software, nor Halderman Real Estate Services, Inc. shall be held responsible for a missed bid or the failure of the software to function properly for any reason.

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. Conduction of the auction and increments of bidding are at the direction and discretion of HRES and/or the auctioneer. If the Auction is with reserve, the Seller maintains the right to authorize the Auctioneer and or their agents to bid on Seller's behalf. 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.

AUCTIONEER: RUSSELL D. HARMEYER

SELLER: The Christman Farm
HLS#HJK-13204