

**PREBLE CO FAIRGROUNDS
EXPO EXPANSION BUILDING**
722 Franklin Street | Eaton, OH 45320



Thurs., September 26th | 6:30 pm ET
AUCTION

168.5 +/- total acres



PREBLE CO, OH

4 TRACTS • PRODUCTIVE FARMLAND • BEAUTIFUL HOME • BUILDINGS

TERMS AND CONDITIONS

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on Thursday, September 26, 2024. At 6:30 PM, 168.5 acres, more or less, will be sold at the Preble Co. Fairgrounds Expo Expansion Bldg, 722 Franklin St, Eaton, OH 45320. This property will be offered in four (4) 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(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 Craig Springmier at (937)533-7126 or John Kramer at (937)533-1101 at least two days prior to the sale.

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.

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.

ACREAGE: The acreages listed in this brochure are from current legal descriptions of record as recorded in the Preble County Ohio Recorder's office, estimates taken from the county assessor's records, FSA records and/or aerial photos.

CLOSING: The closing shall be on or before Saturday, November 9, 2024. The Sellers have the choice to extend this date if necessary.

OPEN HOUSES: Saturday September 14, 2024 from 11:00 AM – 12:00 NOON; Thursday, September 19, 2024 from 11:00 AM – 12:00 NOON.

POSSESSION: Possession of land will be no later than 12/31/2024, subject to tenant's rights. Possession of the buildings will be at closing.

REAL ESTATE TAXES: At closing, the Sellers will pay or credit Buyer all real estate taxes and assessments for the 2024 year. This amount will be based on current taxes of record. Buyer(s) will pay all taxes and assessments for tax year 2025 and thereafter. Any and all CAUV recoupment will be the responsibility of, and paid by the Buyer(s).

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 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 2024 farm income.

DEED: The Sellers will provide a Trustee's Deed at closing.

EVIDENCE OF TITLE: The Sellers will provide an Attorney's Certificate of Title to the Buyer(s) guaranteeing marketable 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(s) are null and void prior to the closing, and the Broker will return the Buyer's earnest money.

CONSERVATION RESERVE PROGRAM: The Buyer(s) must enter into a succession contract with the FSA for the remainder of the contract years. If the Buyer(s) fail to fulfill the CRP contract, the Buyer(s) is solely responsible for repayment of all received payments, interest and penalties.

ZONING AND EASEMENTS: Property is being sold subject to any and 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 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.

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.

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. No environmental audit has been made, nor will one be made. 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. 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.

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

Thurs., September 26th | 6:30 pm ET
AUCTION
PRODUCTIVE FARMLAND • HOME • BUILDINGS



AUCTION LOCATION

PREBLE CO FAIRGROUNDS - EXPO EXPANSION BUILDING
722 Franklin Street | Eaton, OH 45320

OFFERED IN 4 TRACTS

FARM: Lois M. Garber Trust, HLS#CLS-13034 (24)

168.5 +/- total acres



Craig Springmier
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craigs@halderman.com



H. John Kramer
937.533.1101
johnk@halderman.com



HALDERMAN
REAL ESTATE & FARM MANAGEMENT
800.424.2324 | halderman.com



TRACT 1



60.6+/- Acres
59.42+/- Tillable • 0.32+/- CRP
0.86+/- Other

TRACT 2



65.3+/- Acres
57.56+/- Tillable • 4+/- Non-Tillable
1.91+/- CRP • 1.13+/- Other

TRACT 4



13.5+/- Acres
11+/- Tillable • 1+/- Woods • 1.5+/- Other

TRACT 3



29.1+/- Acres
26.5+/- Non-Tillable • 1+/- Tillable
1+/- Home • 0.6+/- Other



Main Homestead (remodeled in 2000)
2,780 SQ FT, 2 Beds, 3 Baths, Attached Garage, Central Air, Geothermal Heat, Living Room, Office, Two-sided Fireplace. Features 2nd Story plumbing, HVAC and electrical roughed in for additional rooms.

Guest House: 1 Bed, Half Bath
64' x 42' Restored Bank Barn
20' x 24' Detached Garage/Shop



PROPERTY LOCATION

2219 W. Winnerline Street, Eaton, OH 45320
Along Winnerline Road and State Route 726 in Eaton, OH in Washington Township, Preble County.

OPEN HOUSES

Saturday, September 14
11:00 am - 12:00 pm ET
Thursday, September 19
11:00 am - 12:00 pm ET

SCHOOL DISTRICT
Eaton Community School District

TOPOGRAPHY
Level to Gently Rolling

ZONING
A-1 Agricultural

ANNUAL TAXES
Tract 1: \$2,507.46
Tract 2: \$2,245.86
Tract 3: \$4,705.54
Tract 4: \$402.14

WATER SUPPLY
Well/Septic

Additional information including photos are available at halderman.com.

TRACT 1 - SOIL MAP

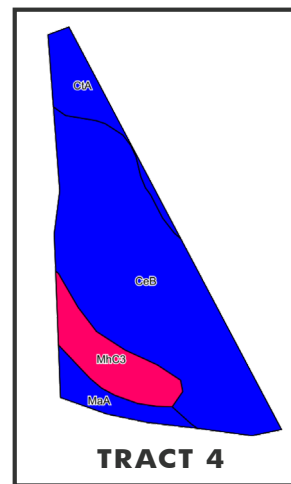
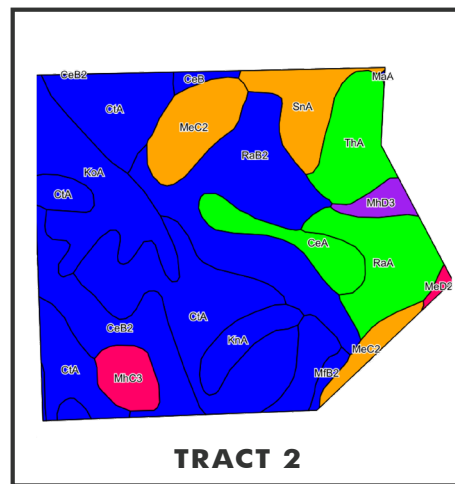
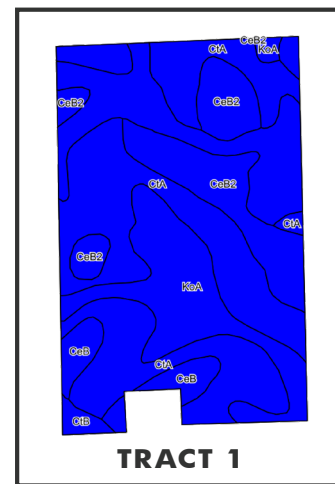
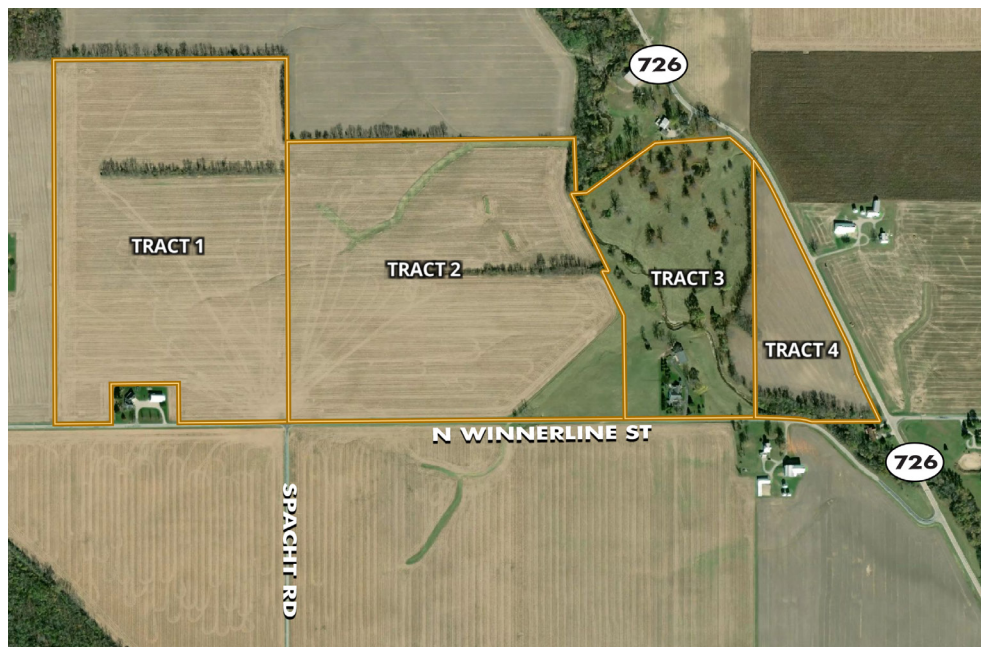
KEY	SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
CtA	Crosby-Celina silt loams, 0 to 2 percent slopes	26.78	139	46
KoA	Kokomo silty clay loam, 0 to 1 percent slopes	19.11	168	49
CeB2	Celina silt loam, 2 to 6 percent slopes, eroded	10.99	115	39
CeB	Celina silt loam, 2 to 6 percent slopes	3.01	131	46
CtB	Crosby-Celina silt loams, 2 to 4 percent slopes	0.72	130	43
WEIGHTED AVERAGE (WAPI)			143.3	45.6

TRACT 2 - SOIL MAP

KEY	SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
CtA	Crosby-Celina silt loams, 0 to 2 percent slopes	15.62	139	46
RaB2	Rainsville silt loam, 2 to 6 percent slopes, eroded	9.58	128	40
CeB2	Celina silt loam, 2 to 6 percent slopes, eroded	6.27	115	39
KoA	Kokomo silty clay loam, 0 to 1 percent slopes	5.72	168	49
RaA	Rainsville silt loam, 0 to 2 percent slopes	4.29	135	47
MeC2	Miamian silt loam, 6 to 12 percent slopes, eroded	4.18		
ThA	Thackery silt loam, 0 to 2 percent slopes	3.52	135	45
SnA	Sloan silt loam, sandy substratum, 0 to 2 percent slopes, frequently flooded	2.81	138	39
CeA	Celina silt loam, 0 to 2 percent slopes	2.33	121	42
KnA	Kokomo silt loam, 0 to 1 percent slopes	1.69	158	55
MhC3	Miamian-Losantville clay loams, 6 to 12 percent slopes, severely eroded	1.61	83	29
MhD3	Miamian-Losantville clay loams, 12 to 18 percent slopes, severely eroded	0.89	69	24
MfB2	Miamian-Celina silt loams, 2 to 6 percent slopes	0.39	128	45
CeB	Celina silt loam, 2 to 6 percent slopes	0.37	131	46
MeD2	Miamian silt loam, 12 to 18 percent slopes	0.21	86	28
WEIGHTED AVERAGE (WAPI)			124.1	40.3

TRACT 4 - SOIL MAP

KEY	SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
CeB	Celina silt loam, 2 to 6 percent slopes	7.78	131	46
MhC3	Miamian-Losantville clay loams, 6 to 12 percent slopes, severely eroded	1.45	83	29
CtA	Crosby-Celina silt loams, 0 to 2 percent slopes	1.05	139	46
MaA	Medway silt loam, 0 to 1 percent slopes, occasionally flooded	0.74	152	52
WEIGHTED AVERAGE (WAPI)			126.9	44.2



ONLINE BIDDING IS AVAILABLE, visit halderman.com to place an online bid. Please register prior to the auction. Call the Halderman Main Office at 800.424.2324 with any questions.