

SCHRADER
Real Estate and Auction Company, Inc.

In
Cooperation
With:



CORPORATE HEADQUARTERS:
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Jeffersonville, OH, 43128

AUCTION MANAGER:
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740-572-1525
TOMMY BREWSTER,
740-357-0325

Schrader Real Estate and Auction Company, Inc.: 63198513759
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BRKP.2010003409 • REC.2012003181

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SchraderAuction.com



Important Pike County, Ohio 294[±] LAND AUCTION

Acres offered in 8 tracts



MARCH 2024						
SUN	MON	TUE	WED	THU	FRI	SAT
					1	2
					7	8
3	4	5	6	7	14	15
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

294[±] Important Pike County, Ohio LAND AUCTION

Acres offered in 8 tracts

THURSDAY, MARCH 21ST • 6PM

- Tillable Acreage
- Beautiful Scenery and Recreational Opportunities
- Potential Building Sites • Great Whitetail Presence
- Secluded Settings
- Tracts offered in 5[±] to 50[±] acres in size

Tract 2

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Important Pike County, Ohio 294[±] LAND AUCTION

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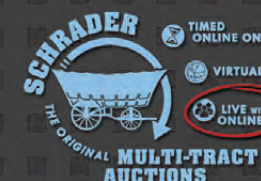
Tract 5 - Looking Northwest

**2024
Farming
Rights**

THURSDAY, MARCH 21ST • 6PM

Auction Held at Pike County Senior Center, 402 Clough St, Waverly, OH 45690

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294[±] LAND AUCTION

Acres

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THURSDAY, MARCH 21ST • 6PM

PROPERTY ADDRESS: 961 Denver Rd, Waverly, OH 45690

DIRECTIONS TO PROPERTY: From SR 23 in downtown Waverly head northwest on Clough Street for a quarter of a mile, then head north on Howard Rd for approx. half a mile. Then turn left to head west on Denver Rd. The property will be on both sides of the road in ¾ of a mile.

AUCTION LOCATION: Pike County Senior Center, 402 Clough St, Waverly, OH 45690.

TRACT DESCRIPTIONS:

TRACT 1: 43± ACRES of majority tillable farmland containing a silt loam soil base. This tract also contains an old homestead and a meandering creek.

TRACT 2: 44± ACRES containing a nice mix of tillable farmland, wooded land, and a creek. A great prospective property for recreational uses that can also generate production income.

TRACT 3: 5± ACRES containing an old homestead. A rare rural find including smaller acres opening the door for many interested parties!

TRACT 4: 46± ACRES containing a beautiful setting a top of ridge that also includes approx. 50% tillable acres of silt loam soils. Inspect the diverse possibilities for yourself!

TRACT 5: 45± ACRES comprised of hardwood timber and productive farmland. One of the premier hunting sites on the farm.

TRACT 6: 26± ACRES is a majority wooded tract that also includes a portion of tillable land giving an existing clearing to any prospective homesite builder. The open setting atop the slopping terrain of timber gives a stunning view!

TRACT 7: 40± ACRES that is nearly all tillable. A tremendous tract for any existing operation looking to add on productive acres.

TRACT 8: 45± ACRES of another premier hunting piece that also offers great seclusion for anyone looking to have a quiet weekend getaway. Access is via the easement reflected in the map. Be sure to envision the numerous deer stand locations!

INSPECTION DATES:
Wednesday, February 28th
9am-11am
Friday, March 15th
3pm-5pm

General Property Description:

The Stevens Farm is truly a diversified offering that offers both quality tillable acres as well as phenomenal hunting tracts throughout! The property has been leased for hunting in the past and has a proven track record of quality whitetail deer. Being approximately 50% tillable also allows it to generate additional income or serve as a nice add on to an existing farming operation. Be sure to inspect this property yourself and be prepared to bid your price on March 21st!



Tract 5 - Looking Southeast



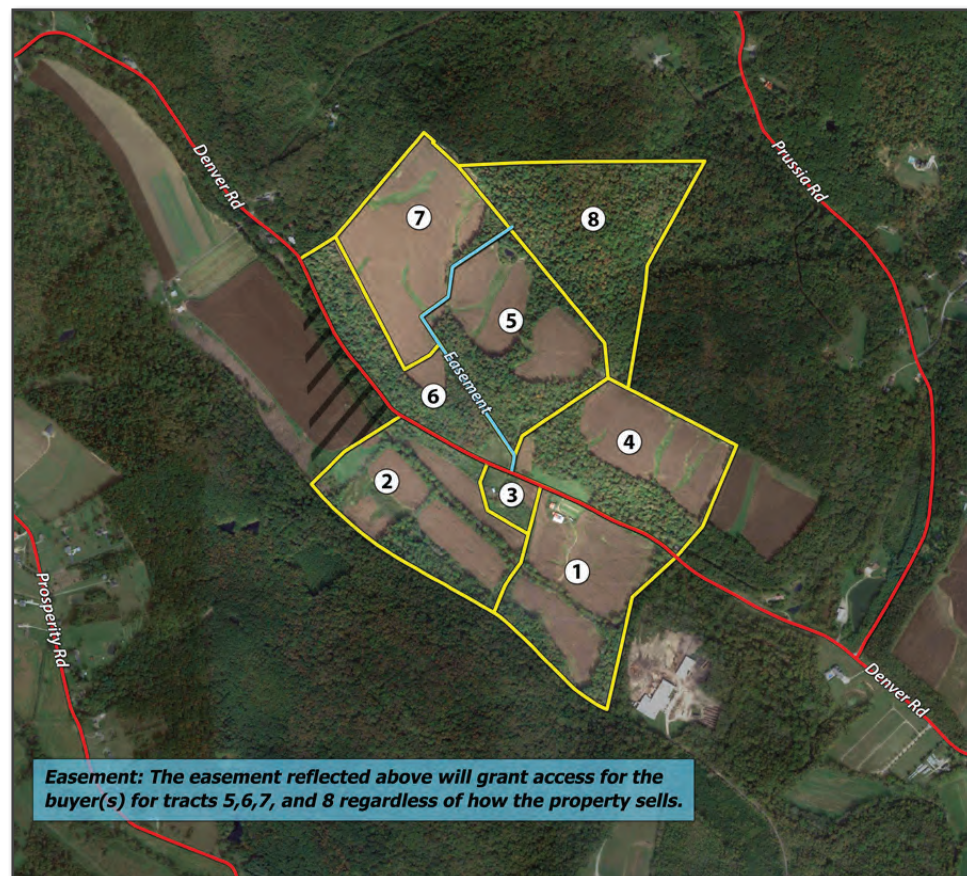
Tract 2 - Looking Southeast



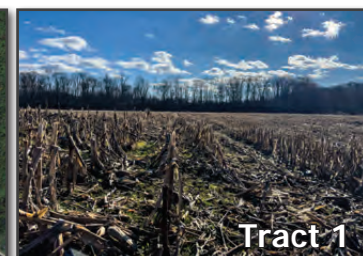
Tract 7



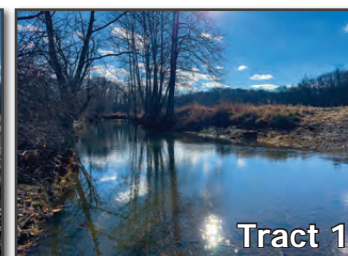
Tract 1



Easement: The easement reflected above will grant access for the buyer(s) for tracts 5,6,7, and 8 regardless of how the property sells.



Tract 1



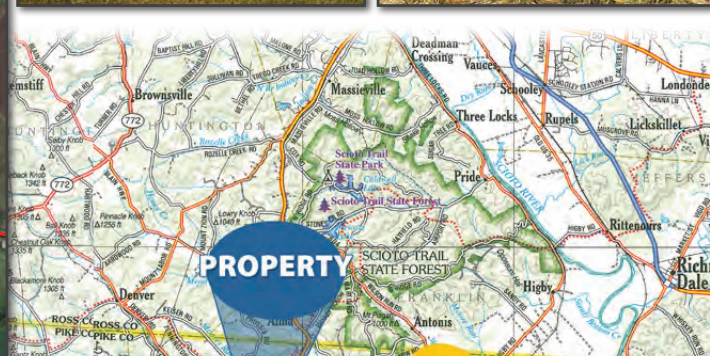
Tract 1



Tract 1



Easement



PROPERTY

AUCTION SITE

TERMS & CONDITIONS:

PROCEDURES: The property will be offered in 8 individual tracts, any combination of tracts, or as a total 294± acre unit. There will be open bidding on all tracts and combinations during the auction (subject to swing tract limitations) as determined by the Auctioneer.

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 and are capable of paying cash at closing.

IMMEDIATE ACCESS: Buyers may put an additional 10% down to gain immediate access after the auction for spring farming activities.

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 a Warranty 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, subject to any immediate possession agreements.

REAL ESTATE TAXES / ASSESSMENTS: Seller shall pay the real estate taxes assessed against the purchased tracts for 2023 (due in 2024), or the estimated amount thereof, at the time of closing. Buyer shall pay the 2024 taxes (due in 2025), and all subsequent real estate taxes, to the extent attributed to the purchased tracts.

ACREAGE: All boundaries are approximate and have been estimated based on current legal descriptions and 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 and 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 and 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

and its real estate taxes have been levied and 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 and 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 and Auction Company, Inc. and 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 and 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 AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the Terms and Conditions outlined in the Purchase Agreement.

The property is being sold on "AS IS, WHERE IS" basis, and 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, and 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 and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers and 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.

ANIMAL STOCK PHOTOGRAPHY: Photos are for illustrative purposes only and are not of the auction property.

SELLER: David M Stevens, Mary D. Stevens & Steve Shepherd

AUCTION MANAGERS: Travis Kelley, 740-572-1525 & Tommy Brewster, 740-357-0325

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ONLINE BIDDING AVAILABLE

You may bid online during the auction at 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.