

Auction Held at the Fayette Co. Fairgrounds - Washington C.H., OH



AUCTION
Wed., November 30 • 10:30AM
Real Estate Sells at 12 Noon
Real Estate & Equipment
Fertilizer Equipment
Crop Production Services



Central Ohio

EQUIPMENT
INSPECTION:
Nov. 26, 2016
10AM - 2PM

www.thewendtgroup.com
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121 Jackson St.
Plain City, OH 43064

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Real Estate & Equipment
Crop Production Services



Real Estate & Equipment
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Auction Held at the
Fayette Co. Fairgrounds
Washington C.H., Ohio



Central Ohio - Cook Station
Mount Sterling



Central Ohio

Crop
Production
Services



Real Estate &
Fertilizer Equipment

AUCTION

Wed., November 30 • 10:30AM

Real Estate Sells at 12 Noon during the Equipment Auction
at the Fayette Co. Fairgrounds

AUCTION LOCATION: Fayette County Fairgrounds - 213 Fairview Avenue, Washington C.H., OH 43160

DIRECTIONS: Located off of US Route 35, between SR 22 and SR 62.

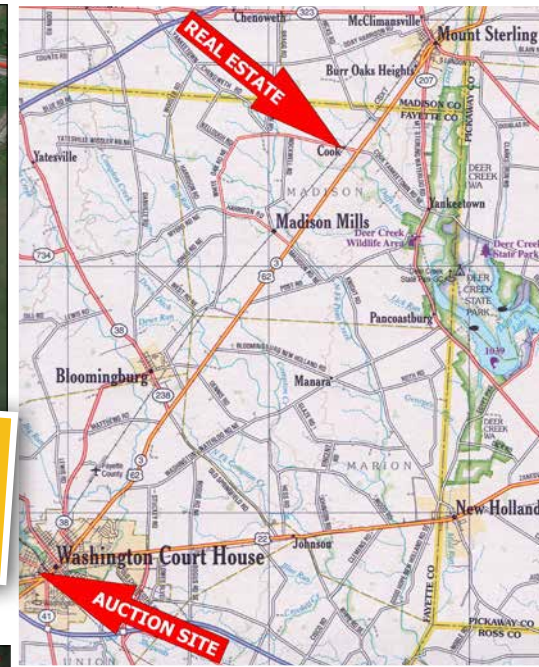
From Washington C.H., OH, take State Route 62 west 1 mile to the Fayette County Fairgrounds (across from Wal-Mart). Auction will take place in the west parking lot.

PROPERTY SITE: 10954 Cook Yankeetown Road, Mount Sterling, Ohio 43143.

DIRECTIONS: From Mt. Sterling, take SR-62 West for 3 miles to Cook- Yankeetown Road. Turn west (right) and travel ½ mile to the facility.

This 3± acre facility located adjacent to the CSX Railway includes a rail siding, large gravel lot, electric, and outbuildings. There is a 44'x64' office building, a 38'x95' steel-frame building with concrete floor, a 40'x60' pole building with concrete floor, and a concrete liquid-containment area.

There will be a 20-year restriction from the date of the deed that the property may not be utilized for the sale or distribution of agricultural chemicals, seed or fertilizer.



REAL ESTATE TERMS & CONDITIONS:
PROCEDURE: The property will be offered at oral auction.
DEED RESTRICTION: There will be a 20-year restriction from the date of the deed that the property may not be utilized for the sale or distribution of agricultural chemicals, seed or fertilizer.

REAL ESTATE DEPOSIT: A deposit of \$5,000 will be required on the day of auction. The deposit may be made in the form of 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.

EVIDENCE OF TITLE: The Seller shall provide a preliminary opinion of title to be made available to prospective bidders for review prior to bidding. If any buyer elects to purchase title insurance, the cost thereof shall be at such buyer's sole expense. Seller agrees to provide merchantable title to the

property subject to matters of record, general conditions of title, and similar or related matters. All tracts sold "AS IS".

DEED: Appropriate deed will be delivered at closing.

CLOSING: Closing shall take place 45 days after auction date, or as soon thereafter as seller's applicable closing documents are completed.

REAL ESTATE TAXES: Real estate taxes will be pro-rated to the day of closing.

POSSESSION: Day of closing, immediately following the closing.

ACREAGE: All boundaries are approximate and have been estimated based on aerial sketches. **SURVEY:** A new perimeter survey will be prepared by Cottrill Surveying, LLC. The cost of the new survey will be split 50/50 between Buyer and Seller. The type of survey performed will be at seller's option and sufficient for the closing.

EASEMENTS: Sale of the property is subject to any and all easements of record.

AGENCY: The Wendt Group and its representatives are exclusive agents of the Seller.

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 an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. 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 Seller or the Auction Company

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.



TENDER TRUCKS, BOX TRUCKS, PICK-UP TRUCK

- **2006 Ford F250 XL Super Duty pickup truck**, 5.4 Triton, 4x4, 206,215 miles, VIN 1FTN-F21576EA27895
- **2004 Dodge 2500 Heavy Duty**, 5.7 liter Hemi Magnum, 4x4 SLT, 167,650 miles, VIN 3D7KU26D04G240384
- **1999 Freightliner FL 60 truck**, 6-speed, diesel engine, 21' box bed, 197,996 miles
- **1998 International 4700 DT 466 truck**, auto, 13' x 21' box bed w/ hyd lift gate, 306,511 miles
- **1995 International 4900 tender truck**, DT 466 E 6-speed Eaton trans, air brakes, 302,147 miles, w/ Wilmar 10 T bed, auger
- **1989 Kenworth T600A semi-truck**, 60 Series Detroit engine, 10-speed, 11 R 24.5 tires, 12' SS dry fertilizer box w/ 18' auger, Agri-Cover roll tarp, 876,844 miles, VIN 1NKALR9X8KS527015
- **1989 Ford L 8000 diesel tender truck**, single axle, 290,874 miles, 5-speed, Chandler 10 T box w/ auger
- **1986 International S1900 truck**, diesel, 5+2 speed, 24' flat-bed, 244,528 miles, VIN 1HTLDT-VN7GHA10971
- **1982 International 1700 diesel truck**, single axle, auto trans, 12' steel flat bed, 196,778 miles
- **1982 GMC 7000 truck**, single axle, 5-speed Hi/Lo, 60,628 miles, gas engine

SPRAYERS & DRY SPREADERS

- **2015 New Holland SP 400 F sprayer**, 4x4, 120' booms, 1600 gal SS tank, 650/75 R 38 tires, power washer, auto steer, auto shut-off, boom ht control, 300/105 R 50 row crop tires, 248 hrs
- **2010 International Field Jimmy sprayer truck** w/ 1275 gallon SS tank, 60' boom, Raven 450 monitor, auto, 48 x 31.00-20 rear floater tires
- **2005 Stahly Peterbilt spray truck**, auto, CAT motor, 1800 gal. SS Tank, w/ 85' booms, shows 33,546 miles
- **2008 Rogator 1074 SS**, 1,100 gallon tank, 120' booms, auto steer, auto nozzle shut-off, boom height control, w/ Viper Pro controller, 24.5 R 32 tires, 3,540 hrs
- **1999 RoGator 854 Self-Propelled Sprayer**, 90' boom, SS tank, hyd tread adjust, guidance-ready, 20" nozzle spacing
- **1998 Great Plains A/S 1000 pull-type sprayer**, 1000 gal, 60' boom, 15" spacing, adjustable axle, 13.6 x 38 lug tires, hyd drive pump, Raven 440

monitor w/ rate controller, foam markers, mixing tank, rinse tank, hyd height adjust booms, self-leveling booms, equal angle hitch

- **1000 gallon pull-type sprayer**, 60' Ag-Chem booms, hyd fold, Hy-Pro hyd pump, walking axles, 3 section, 20" centers, hyd agitator, hand rinse tank, 8123 Hiniker monitor
- **Terra-Gator 8103 3-wheeler floater**, New Leader G4 dry box, 1000/50 R 25 tires, 6,159 hrs, Terra Shift

- **John Deere DN 345 dry fertilizer spreader**, 15 T box, 1000 pto, 66 x 43.00-25 tires, double spinner
- **(2) 5-ton Wilmar fertilizer spreader**, pull-type, 540 pto, double spinner, narrow track

NH3 TOOL BARS

- **60' Blu-Jet AT6010 NH3 bar**, 2 Raven NH3 coolers, disc sealers, tri-fold
- **John Deere 2510 NH3 bar**, 15-disc, Raven NH3 cooler, pull-type, 2 pt, rear wts, no rear hitch

CONVEYORS, WEIGH WAGON, TANKS, & MISC.

- **Doyle 18" x 43' belt conveyor**, portable, w/ 10 Hp motor, 3 phase
- **Doyle 24" x 32' belt conveyor**, portable, w/ 10 Hp motor, spout deflector
- **Brendt weigh wagon w/ sealers & motor**, single axle
- **1200 gal SS tank** on tandem axle trailer
- **(4) NH3 running gears**, 5th wheel



**Live Internet Bidding Available
through Bid Spotter.**

**For Equipment Questions: Dick Boggs,
CPS at (740)572-3434**

Terms & Conditions: Cash or good check w/ photo ID. All items sold "AS IS." Not responsible for accidents. Announcements made day of the auction take precedence over printed material or any other oral statements made.

