

Attention Farmers, Investors, Golf Enthusiasts, & Entrepreneurs

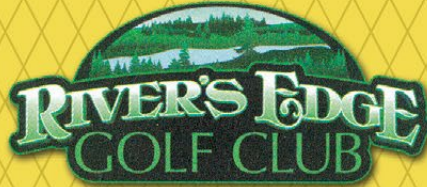
# 2 Southern Ohio Auctions

2 Locations • 2 Days - July 13 & 14



## 261± ACRES

Offered in 4 Tracts



**CHILlicothe, OHIO**  
Ross County • Scioto Township



### REAL ESTATE

Thursday, July 13 • 6pm

Held at Quality Inn Conference Center - Chillicothe, OH

### GOLF COURSE EQUIPMENT

Friday, July 14 • 10:30am

Held On-Site at River's Edge Golf Club - Chillicothe, OH

- River's Edge Golf Course & Equipment
- Prime, Level, Irrigated Crop Land
- Recreational Land with Gorgeous Views
- Scioto River Frontage on Every Tract
- Land Suitable for a Variety of Purposes
- Diversified Investment Opportunity



[www.thewendtgroup.com](http://www.thewendtgroup.com)

614.626.SOLD



# Real Estate AUCTION

## 261± ACRES

Offered in 4 Tracts  
Thursday, July 13 • 6pm

- Diversified Investment Opportunities
- 261± Acres with Ideal Location & Setting Suitable for Many Purposes
- Just Minutes from Bridge Street and US-35 in Chillicothe
- Entire Property Borders the Scioto River
- 18-Hole Golf Course
- Prime, Level, Irrigated Crop Land
- Recreational Land with Gorgeous Views

*As a bidder in this auction, you have the opportunity to bid on individual tracts, a combination of tracts, or the entire property. Bid in a manner that best suits your needs.*

**TRACT 1:** 61± acres featuring 51± acres of prime, level, irrigated land. The primary soil type is Gessie silt loam. This tract offers ideal resources to grow row crops and/or specialty crops. The property features quality soils, a 6-tower Zimmatic Center Pivot, and an abundant water source. There is road frontage on Meadow Lane just south of Northview Dr.

**TRACT 2:** This large 104± acre tract contains an 18-hole, par-72 golf course with a total yardage of 6,535. The slightly rolling parkland terrain boasts spectacular views along the Scioto River and much natural beauty. The course layout includes a variety of tee placements, both fair and challenging design varieties, as well as great shot values. The recently remodeled 4,000± sq. ft. 2-story club house includes a pro shop, lounge area, offices, restrooms, and abundant storage space. The 45'x87' maintenance building has a concrete floor, an overhead door, 4 sliders, and an entry door. The 33'x35' food shack / storage / multi-purpose building has a covered front porch, concrete floor, and front & end sliders. This tract also includes a large asphalt parking lot. Investigate possible building sites along Taunton Road. If utilizing this property as a golf course is not in your plans, consider alternative uses for this large tract of open land with quality soils, scenic views, and minutes from the city's marketplace. There is road frontage on Taunton Road, Pawnee Road, and Sunset Drive.

**TRACT 3:** 50± acres with 38± acres tillable and the balance wooded. The predominant soil type is Mentor silt loam. This tract provides income-producing crop land with recreational value as well. Investigate the bow hunting and fishing possibilities. If you are an outdoor enthusiast searching for that perfect get-away, here is your opportunity! Also included in this tract is a 42'x80' pole building that has a concrete floor and an insulated shop area with wood stove.

**TRACT 4:** 46± acres previously utilized as a driving range as well as a par-3 course. This park-like environment with rolling terrain provides mature trees, walking paths, and a campground setting. The opportunities are endless with this large tract of land: a boat livery, bow hunting and fishing, a picturesque potential building site, or many other possibilities. This tract also includes a 40'x62' building with apartment, a 32'x64' pole barn, and a 30'x40' pole barn with partial concrete floor and box stalls.

**Zoning:** Special Use District



Tract 1



Tract 2 - Clubhouse



Tract 2

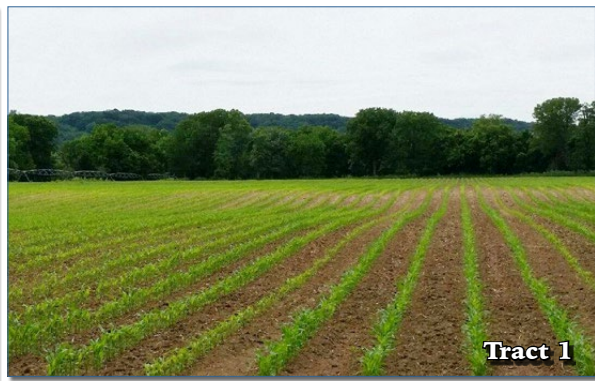


Tract 2



Tract 3





**Tract 1**

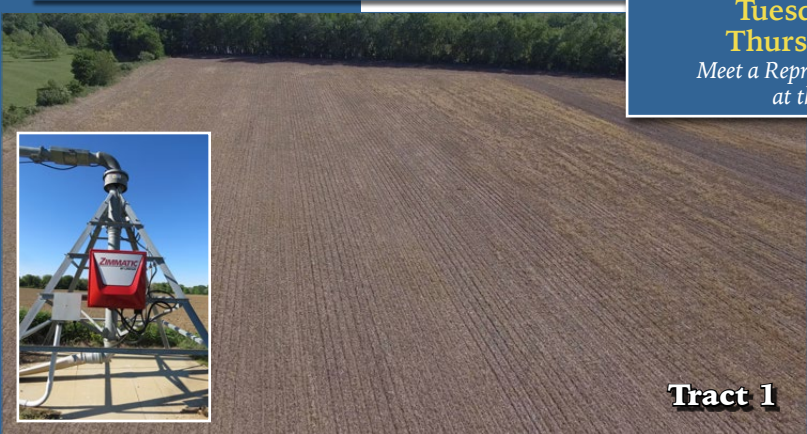


**Tract 2**



**Tract 2**

**INSPECTION/INFORMATION DATES  
FOR THE REAL ESTATE**  
**Tuesday, June 13 · 3-6pm**  
**Thursday, June 29 · 3-6pm**  
 Meet a Representative from The Wendt Group  
 at the Club House on Tract 2.



**Tract 1**



**Tract 2**

*Consider the Potential of These Large Tracts with Quality Soils,  
 Scenic Views, and Minutes from the City's Marketplace.*



**Tract 4**



**Tract 4**



**Tract 3**



For Further Information, Contact Dale Evans,  
 General Manager, The Wendt Group, Inc.

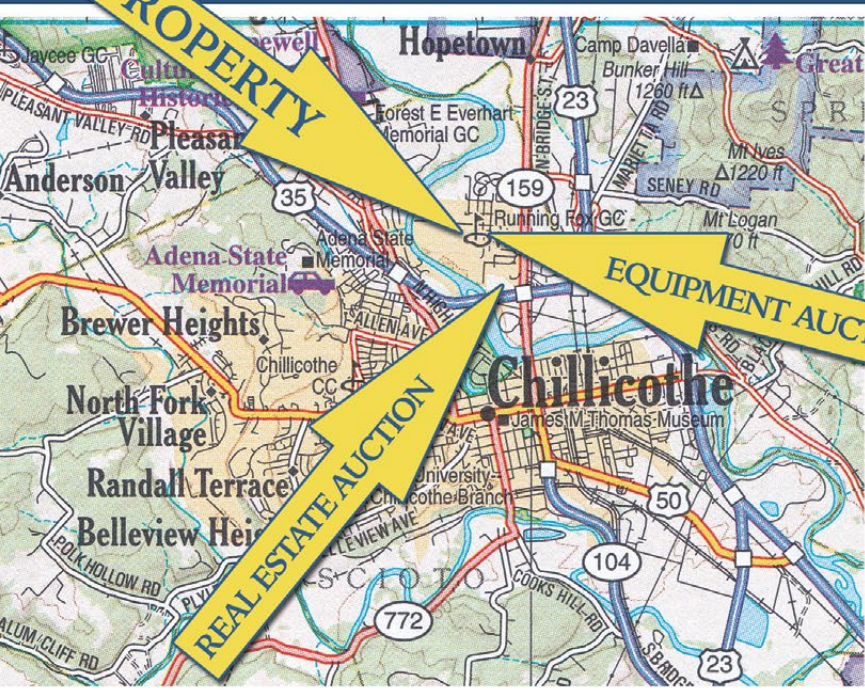
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# Attention Farmers, Investors, Golf Enthusiasts, & Entrepreneurs

## 2 AUCTIONS • 2 DAYS • 2 LOCATIONS

Real Estate - July 13 & Golf Course Equipment - July 14



**Real Estate Auction Location & Directions:** *Quality Inn Conference Center, 20 N. Plaza Blvd., Chillicothe, Ohio 45601.* From US-35 near Chillicothe, take the exit for SR-159/N. Bridge Street and travel to the Quality Inn on N. Plaza Blvd. behind Roosters Restaurant.

**Equipment Auction Location / Property Location & Directions:** *Rivers Edge Golf Course, 310 Sunset Drive, Chillicothe, Ohio 45601.* From US-35 near Chillicothe, take the exit for SR-159/N. Bridge Street and travel north a short distance to Pawnee Road (at the traffic signal just beyond Tim Hortons). Turn left (west) and continue a short distance to the golf course on the corner of Pawnee Road and Sunset Drive.

### INSPECTION/INFORMATION DATES FOR THE REAL ESTATE:

**Tuesday, June 13 • 3-6pm & Thursday, June 29 • 3-6pm**  
Meet a representative from The Wendt Group at the Club House.

#### REAL ESTATE AUCTION TERMS & CONDITIONS

**PROCEDURE:** The property will be offered in 4 individual tracts and as a total 261± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the auctioneer. Bids on the tracts, tract combinations, and the total property may compete.

**DOWN PAYMENT:** A 10% down payment is required on the day of the auction for individual tracts or combinations of tracts. The down payment 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.

**ACCEPTANCE OF BID PRICES:** The successful bidder(s) will sign a Purchase Agreement at the conclusion of the auction. All final bid prices are subject to Seller's acceptance or rejection.

**EVIDENCE OF TITLE:** The Seller will provide a preliminary title opinion, certificate, or report to be made available to prospective bidders for review prior to bidding. If any Buyer elects to purchase title insurance, the cost thereof will be at such Buyer's sole expense. Seller will convey title free and clear of liens, but otherwise subject to all easements and matters of record. All tracts sold "AS IS".

**DEED:** Appropriate deed will be delivered at closing.

**CLOSING:** Closing will take place 45-60 days after auction date, or as soon thereafter as Seller's applicable closing documents are completed.

**POSSESSION:** Possession at closing subject to Seller's exclusive rights to the 2017 crop on Tract 1 and Tract 3. All income for the 2017 crop year will be retained by Seller.

**REAL ESTATE TAXES:** Real estate taxes will be prorated to the date of closing. Tract 1 and Tract 3 are enrolled in CAUV. If usage is changed on these tracts after the closing, the Buyer is responsible for CAUV Recoupment.

**TRACT MAPS; ACRES:** Tract maps, depicted boundaries, and stated acres are approximates based on county parcel data, current legal descriptions, and/or aerial mapping software and are not provided survey products.

**SURVEY:** It is expected that the properties will transfer using existing legal descriptions. New surveys will only be prepared if required by law. If new surveys are required, the type of survey provided will be at the Seller's option. Survey costs will be shared equally between Buyer and Seller.

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

**MINERAL RIGHTS:** The sale will include 100% of the mineral rights (if any) owned by the Seller.

**FLOODPLAIN:** The majority of the property is located in a floodplain area.

**AGENCY:** The Wendt Group, Inc. and its representatives are exclusively the agents of the Seller.

**AUCTION CONDUCT:** Conduct of the auction and increments of bidding are at the sole discretion of the Auctioneer. All decisions of the Auctioneer are final.

**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 express 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.

**ANNOUNCEMENTS THAT ARE MADE ON AUCTION DAY WILL TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

Owner: Beck's Superior Hybrids, Inc.

### DON'T OVERLOOK THIS OFFERING!

This auction allows a rare occasion to purchase large tracts of open land in the city of Chillicothe just a short distance from Bridge Street.



# AUCTION



## GOLF CARTS

(30) 2009 E-Z-GO Freedom RXV, white, gas engine, sun canopy, headlights, taillights, integrated cup, ball & tee holders, 2-person seating, oversized bag well, horn, 18" turf tires • (20) 2010 E-Z-GO RXV, white, gas engine, sun canopy, integrated cup, ball & tee holders, 2-person seating, oversized bag well, horn, 18" turf tires • 1997 Club Car Carry All II Beverage Cart, blue, gas engine, full length canopy, cup holders, insulated cold storage, integrated cup dispensers, lockable dry goods compartments, hitch, SN-EG9733-594819 • Columbia 3-Wheel Golf Cart, 2-person seating, Harley-Davidson engine, SN 3B10555C5

## TRACTORS

New Holland TC45A Boomer Tractor w/ 16LA Loader, 45HP, hydro trans, 4wd, diesel, 3-pt, 540 pto, 2,194 hrs, 6' loader bucket, remote hydraulics, INCLUDES (2) sets of tires and rims, turf tire size-27x10.5-15 front, 44x18.00-20 back, ag tire size-10-16.5 front, 17.5L-24 back w/ wheel weights, folding ROPS, mid mount remotes, SN G612752 • John Deere 4600 Tractor, 43HP, hydro trans, 2wd, diesel, 3-pt, 540 pto, 7,413 hrs (less than 10 hrs on newly rebuilt engine), turf tires-27/12LLx15 front, 22.5LLx16.1 back, folding ROPS, mid mount remotes, SN LV4600P465102 • John Deere 460 Loader Attachment, includes 5' bucket and pallet forks, quick attach bucket/pallet fork bracket, (4) hydraulic lines w/ fittings • International 444 Tractor, 42HP, Hi/Lo trans, gas, 2wd, 540 pto, 8,603 hrs, 13.6-38 rear tires, LT215/85R16 front tires, SN 08477

## MOWERS

Progressive TD65-2 Finish Mower, 12' cut, tri-deck, hydraulic fold, rear discharge, bat wing, 540 pto drive, SN 0065-2696 • Rhino TX110 Turf Flex Finish Mower, 10' cut, tri-deck, hydraulic fold, rear discharge, bat wing, 540 pto drive, SN 10644 • Woods RM372, 6' cut, 3-pt, 540 pto drive, SN 1449 • BMB Rotary Mower, 6' cut, 3-pt, • Rotary Mower, 6' cut, manual height adjusts • John Deere 3215A Fairway Mower, diesel, 2wd, 2,092 hrs, 5-gang, grooved front rollers/smooth back rollers, SN TC3215A060219 • John Deere 3225B Fairway Mower, diesel, 2wd, 3,876 hrs, 5-gang, grooved front rollers/smooth back rollers, SN TC3225T020149 • John Deere 2500A Greens Mower, gas, 3-wheel, 2,995 hrs, good machine but back lapping system not functioning, SN G020048 • Toro Reelmaster 5100-D Fairway Mower, diesel, 2,365 hrs, needs an engine frame, SN 03502-40667 • Jacobsen LF3800 Fairway Mower, diesel, 4wd, 3,051 hrs, 5-gang, grooved front rollers/smooth back rollers, SN 678672662 • Jacobsen HR5111 Rough Mower, diesel, 4wd, 4,387 hrs, 3-gang rotary mower decks, 13' cut width, SN 6911605109 • John Deere 220A

Greens Mower w/ JD 22 Trailer, gas, currently not in use, SN M002204031227 • Husqvarna HVT52 Hover Mower, Honda engine, SN 60300313 • Lawn Boy Gold Series Push Mower, 4.5HP, 20" cut, SN 3906307 • Craftsman Zero Mower, 4HP, 20" cut, SN051795M • Kubota ZD21F Toro Turn Mower, diesel, 60" deck, needs engine work, SN 50174 • (2) Pull Type 7-gang Fairway Mowers, 15' cut, manual reel engage, manual height adjusts, -not in use

## AERATORS

Toro ProCore 660 Aerator, 60" aerating width, 3-pt, 540 pto drive, VERY NICE UNIT, SN 09701-260000112 • Toro Greens Aerator, 2' aerating width, walk behind unit, Kohler engine, SN 09100-71215 • Ryan Renovaire 8100 Aerator, 6' aerating width, hydraulic lift, weighted, SN 90596 • Cushman Greensaver Aerator, 2' aerating width, 3-pt, weight box • Olathe 83/93 Seeder/Aerator Combo, 4' aerating/seed width, 3-pt, 540 pto, SN 831281/931230

## COURSE MAINTENANCE EQUIPMENT

John Deere 1200 Bunker Rake, hydro, manual lift, 930 hrs, front blade, cultivator, rake, 3-wheel, SN M01200G920110 • Cushman Groom Master Bunker Rake, hydro, hydraulic lift, 3,944 hrs, front blade, cultivator, rake, 3-wheel, SN 99005504 • Toro 2300 Top Dresser, 23 cu. ft. capacity, 5' application width, 2" ball hitch, SN 60147 • Jacobsen Model 40 Blower, 3-pt, 540 pto drive • (2) 4' Yard Rollers, steel drum, 2' diameter • 6' John Deere Box Scraper, ripper shanks, 3-pt • 6' King Cutter Grader Blade, 3-pt • 6' York Rake, 3-pt • Toro Workman 3100, Gas, 5' hydraulic dump bed, Hi/Lo range, Hitch, 7,352 hrs, SN 07210-50126 • 1984 Cushman Truckster, 3-wheel, dump bed, pto, Kohler engine, SN 518133 • Lesco Spreader, 80 lb capacity, walk behind • Spyker Mulch-N-More Spreader, 80 lb capacity, walk behind • John Deere Spreader, 175 lb capacity, tow behind • (2) Country Line 500 Spreader, 3-pt, pto, (1) new, (1) older in need of repair • Ryan Jr. Sod Cutter, 12" cut, Tecumseh gas engine, runs- but belt is loose, SN L4615 • 1000 gal. Norwesco Nurse Tank, running gear, Briggs & Stratton 525 series engine, fittings, 7.00-15LT tires • Gorman-Rupp IND24A Centrifugal Pump, Detroit diesel engine, exhaust primed, SN 157570, used for golf course irrigation • (2) Pull Type Ball Pickers, 10' width • Mower Trailer, 4'x6', tilt bed, sides • Mower Trailer, 3'x4', used to haul walk-behind greens mower • Agri-Fab Wagon, 17 cu. ft., tailgate, front swivel tongue • Lesco Pull Type Sprayer, 15' folding booms, gas engine, needs work • Cagle Bed Mount Sprayer, 15' folding booms, gas engine, needs work • (3) Hand trucks

## SHOP TOOLS AND EQUIPMENT

Simpson Pressure Washer, 3,400 PSI, 2.5 GPM, Honda

GX 200 engine • Oster Heavy Duty "435" Power Vise Stand, pipe threader w/ assorted dies, SN WY-501 • IDEAL Lawn Mower Sharpener, free standing, moving grinding wheel • Ridgid pipe threaders • Cummins Drill Press, heavy-duty, 12-speed • Parts Washer • Lincoln 225 ARC Welder, needs repaired • Craftsman Air Compressor, 6HP, 33 gallons • Briggs & Stratton Trash Pump, 3.5 HP, nylon hose • pallet rack shelving • work benches • shovels • manual post hole digger • brooms • pick axes • spud bar • 3.5-ton floor jack • jack stands • bottle jacks • Cumming bench grinder • Neary bench grinder • rolling floor creeper • (2) vices • grease guns • clamps • QSP wet/dry shop vac • wrench sets • hammers • electric drill • screwdrivers • car ramps • pipe cutters • bolt bins • electrical cords • hand saws • ratchet straps • air hose • wheelbarrow

## GOLF CLUBS & GOLF RELATED EQUIPMENT

THOUSANDS of new & used golf clubs (Wilson, MacGregor, Spalding, Walter Hagen, Royal) • hundreds of golf balls/tees/ball markers • (6) Orlimar EZ roll 3-wheel golf carts • Van L Ltd. Mark II golf club adjuster • (8) driving range mats • Witter electric golf ball washer • aluminum putting cups • golf ball stripper • soil probe • Scotts hand spreader • hole cutters • wire golf ball baskets • driving range golf ball dispensing machine • (25) bunker rakes • Walla Walla sprinklers • Pioneer walk-behind stripper • trash can and holder for individual holes

## CLUBHOUSE SUPPLIES & FURNITURE

Manitowac ice machine • HP Officejet Pro 8600 printer • Members Mark 8-burner propane event grill w/ cover • Bunn coffee maker • Adcraft hot dog steamer • Patriot food warmer • Frigidaire chest freezer • Magic Chef microwave • Sharp microwave • 4'x2' stainless steel serving table with casters • 6' Lifetime folding table • (6) 4' poly benches • (10) picnic tables w/ wooden tops and benches • (4) 4' standing wire shelves • 2-drawer file cabinet • (2) 4-drawer file cabinets • misc. golf signs • Rivers Edge Golf Course sign (3.5'x8') • Igloo water coolers • entertainment center • rolling office chairs • wooden chairs • wood top tables • metal top tables • wooden book shelves

## MISCELLANEOUS - HUNDREDS of vintage wood-

en bottle-crates (many of which are Coca-Cola) • (3) Gorman-Rupp pumps (all require repair work) • mower seats • center links • assorted mower belts • assorted oil filters • assorted aerator tines • assorted mower reels and blades • aluminum wire • assorted PVC fittings • concrete parking curbs • fire-wood • (18) railroad ties • concrete blocks • and much more

Equipment Inspection Date:  
Saturday, July 8 • 10am-2pm



Online Bidding Available:

For Equipment Questions,  
Contact Tyler Wilt 740-572-1249



Terms & Conditions: Cash or good check w/ photo ID. All items sold "AS IS." Not responsible for accidents and/or stolen items. Announcements made the day of the auction take precedence over printed material or any other oral statements made. Lunch and restrooms onsite. Loading available sale day bring your trailer.



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## 2 AUCTIONS

CHILlicoTHE, OHIO

**261± Acres in 4 Tracts**  
**Golf Course Equipment**

**July 13 & 14, 2017**



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