

2 DATES

# Absolute REAL ESTATE AUCTIONS

3 AUCTIONS

AUGUST 22 & 24, 2017

Times & Locations Inside.



Land & Agricultural Asset Auctions

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Plain City, OH 43064



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2 DATES

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3 AUCTIONS



All Facilities Sell to the Highest Bidder Regardless of Price!

COMMERCIAL & INDUSTRIAL PROPERTIES



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Land & Agricultural Asset Auctions

**1** AUCTION  
BOTKINS, OHIO  
TUES., AUGUST 22 • 2PM

**2** AUCTION  
WAYNESVILLE, OHIO  
THURS., AUGUST 24 • 10AM

**3** AUCTION  
SIDNEY, OHIO  
THURS., AUGUST 24 • 2PM

**Sunrise**  
COOPERATIVE  
Success grows here.

**3** AUCTION

SIDNEY, OHIO  
2PM, THURSDAY  
AUGUST 24



Near Sidney with Close Proximity to I-75

5.8± Acres with 2 Large Buildings and 363,000 Bushels of Grain Storage

Abundance of Space for your operation

**2** AUCTION

WAYNESVILLE, OHIO  
10AM, THURSDAY  
AUGUST 24



Near Waynesville & Xenia  
5.38± Acres with 45' x 65' Metal Pole Building.

Ideal Location for New Venture or Expansion

Great Setup for Farmers, Trucking Companies and Repair Shops

**1** AUCTION

BOTKINS, OHIO  
2PM, TUESDAY  
AUGUST 22



3 Tracts / 3 Locations  
Close Proximity to I-75

Tract 1: 10,540 SF Building  
1.89± Acres. Nice Facility

Tract 2: 3,360 SF Building  
Zoned Industrial

Tract 3: 2 Large Lots,  
Multiple Buildings

3 AUCTIONS

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All Facilities Sell to the Highest Bidder!  
Come Bid Your Price!



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# Absolute REAL ESTATE AUCTIONS

## 1 BOTKINS, OHIO AUCTION | TUESDAY, AUGUST 22 • 2PM

**Dinsmore Township, Shelby County, Botkins Village**

**AUCTION LOCATION: THE MAIN STREET FACILITY – 225 S. Main Street, Botkins, Ohio 45306.** From I-75, take exit 104 for Botkins and travel west on SR-219/E. State Street for a short distance to Main Street. Turn south (left) and travel a short distance to the property.



**TRACT 1: Property Location & Directions: 225 S. Main Street, Botkins, Ohio 45306.** From I-75, take exit 104 for Botkins and travel west on SR-219/E. State Street for a short distance to Main Street. Turn south (left) and travel a short distance to the property.

**1.89± acres includes a 10,540 sq. ft. building.** This steel framed, insulated building with concrete floors boasts many custom features making it ideal for multiple purposes. It is comprised of 3 heated warehouse/storage areas (60'x120'; 30'x48'; and 25'x30') and a 23'x50' office area. The warehouse area has 14' high overhead doors with openers, a drive-thru, 240 AMP and 480 AMP electrical service, and 15 outdoor electrical outlets with pigtail cords to plug in tractors, semis, etc. The modern, well-lit office area has central air/heat and consists of a 17'x30' office with multiple built-in custom oak cabinets and work surfaces, a 21'x22' conference room, and a large restroom. The asphalt parking lot has easy access with frontage on Mill, Loy, and Main Streets. The property is zoned commercial and has city water/sewer. This facility is attractive, clean, and very functional.

NOTE: The exterior bins, the grain leg, and the interior overhead bin that are located on this tract will be removed prior to closing and are not included in the auction.



**TRACT 2: Property Location & Directions: E. State (Rear) Street, Botkins, Ohio 45306.** From I-75, take exit 104 for Botkins and travel west on SR-219/E. State Street for a short distance to Sycamore Street. Turn south (left) and travel a short distance to the 1<sup>st</sup> alley and turn east (left). Watch for signs.

**This lot contains a 3,360 sq. ft. block building** that could be utilized as a garage or warehouse. It has a concrete floor, a 12'H x 14'W overhead door with opener, and a walk-in door. Zoned Industrial.



**TRACT 3: Property Location & Directions: 104 S. Sycamore Street, Botkins, Ohio 45306.** From I-75, take exit 104 for Botkins and travel west on SR-219/E. State Street for a short distance to Sycamore Street. Turn south (left) and travel a short distance to the property on both sides of the street.

**This tract includes 2 large lots located on the corners of Sycamore Street and E. South Street.** The lot on the east side contains a 6,000+ sq. ft. drive-thru building. This block building consists of main and lower levels and overhead storage. It is equipped with a loading dock, freight lift, (2) 4'x4' platform scales, (2) 14' high overhead doors, and 3-phase electric. In addition, this building has an air-conditioned/heated section that includes an entry area with retail counter, conference/break room, restroom, and office. On the west lot, there is a 32'x120'

warehouse with a drying floor and an 8,000-bushel grain bin. Investigate the possibilities offered with these large adjacent lots conveniently located in the village of Botkins and just minutes from I-75. Zoned Industrial.

**ALSO SELLING IMMEDIATELY FOLLOWING THE REAL ESTATE ON TUESDAY, AUGUST 22, AT THE SAME LOCATION:**

**(6) 12,000 Gallon Anhydrous Ammonia Tanks.** The tanks will be offered individually down to the valve. Pumps will sell separately. **These tanks will not be at the auction site.**

If you desire to inspect the tanks, do it prior to Auction Day. The tanks are located at the Sunrise facilities in Uniopolis, Ohio, and St. Marys, Ohio. Buyer(s) will be responsible for all costs and liabilities for removal of these tanks. For more information about these tanks or to arrange an inspection, **contact Dale Evans 260-894-0458.**

**INSPECTION/INFORMATION**  
**Tuesday, July 18, 3-5PM**  
Meet a Wendt Group Representative at Tract 1.

**St. Marys, OH ▲ Uniopolis, OH ▲**  
**(6) 12,000 Gallon Anhydrous Ammonia Tanks**

**Close Proximity to I-75**  
**7 Mi. S. of Wapakoneta, Ohio**  
**15 Mi. N. of Sidney, Ohio**  
**25 Mi. S. of Lima, Ohio**

### TERMS & CONDITIONS: RESTRICTIVE COVENANTS:

- The Property shall not be used for:
  - The sale, either retail or wholesale, of propane or agricultural products of any kind including, but not limited to, seeds, chemicals, or liquid or dry fertilizers;
  - The production or sale, either retail or wholesale, of animal feed of any kind;
  - The sale, either retail or wholesale, of any type of grain that is governed by the Ohio Department of Agriculture or any successor agency; or
  - The storage of grain for a fee.

B. Any grain storage improvements on the Property, now existing or built in the future, shall not be subdivided or developed into condominiums to be sold for grain storage.

**PROCEDURE:** The property will be offered at oral auction. **DOWN PAYMENT:** Down payments will be made on the day of the auction as follows: \$2,500 down payment for each tract located in Botkins, Ohio; \$10,000 down payment for the Waynesville, Ohio facility; and \$10,000 down payment for the Sidney, Ohio facility. 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.

**ABSOLUTE AUCTION:** The real estate is selling at absolute auction, without reserve, and will be sold to the high bidder, regardless of price. Successful bidder will be required to enter into purchase agreement at the auction site immediately following the close of the auction.

**EVIDENCE OF TITLE:** The Seller will 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 will 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.

## 2 WAYNESVILLE, OHIO AUCTION | THURSDAY, AUGUST 24 • 10AM • AUCTION HELD ON-SITE

**1960 Roxanna New Burlington Road, Waynesville, Ohio • Greene County, Spring Valley Township**

**Property Location & Directions:** 1960 Roxanna New Burlington Road, Waynesville, Ohio 45068. From Waynesville, travel 5 miles on SR-42 North to Roxanna New Burlington Road. Turn east and travel .8 mile to the facility on the north side of the road. *Note: GPS does not give accurate directions to this street address. Watch for signs.*



**6 Mi. N.E. of Waynesville, OH**  
**9 Mi. S. of Xenia, Ohio**



**5.38± acres that includes a 45'x65' metal pole building, 45'x90' concrete containment area, 6" well, large stone lot, and 7' security fence around the perimeter of the property.** The building (built in 2000) has a sloped concrete floor, 240 volt electric, (2) large 16'H x 20'W end sliders, and 2 walk-in doors. This property borders the Little Miami Scenic Bike Trail running through the Spring Valley Wildlife Area in the town of Roxanna. Investigate the opportunities: great setup for farmers, trucking companies, and maintenance/repair shops; excellent income potential for investors; ideal location for a new venture or expansion.

*(Note: The exterior tanks and truck scale will be removed prior to closing.)*

**INSPECTION/INFORMATION**  
**Wednesday, July 19, 3-5PM**  
Meet a Wendt Group Representative.



## 3 SIDNEY, OHIO AUCTION | THURSDAY, AUGUST 24 • 2PM • AUCTION HELD ON-SITE

**13801 Fort Loramie-Swanders Road, Sidney, Ohio • Shelby County, Franklin Township**



**Property Location & Directions:** 13801 Fort Loramie-Swanders Road, Sidney, Ohio 45365. From I-75 near Sidney, take exit 94 onto CR-25A S. Travel north on Sidney-Wapakoneta Road/Wapakoneta Avenue for 2.5 miles to Fort Loramie-Swanders Road. Turn west (left) and the facility is a short distance on the north side.

**5.8± acres with buildings and grain storage.** This facility contains a 1,925 sq. ft. heated/air conditioned building which includes 3 offices, a restroom, and a retail area. The 10'x60' in-ground truck scale with digital display is adjacent to the office building. There is also a 50'x150' steel-framed, insulated, and heated building that has a concrete floor, overhead doors with openers, a dock area, and an office. This versatile building has been used for retail sales. In addition, there are (8) concrete upright silos and (1) overhead bin which have a total capacity of 363,000 bushels of grain storage. There is a large stone lot and an abundance of space. Investigate the many attributes this complex offers to the ag-community.

**INSPECTION/INFORMATION**  
**Thursday, July 20, 3-5PM**  
Meet a Wendt Group Representative.



**Close Proximity to I-75**  
**30 Mi. S. of Lima, Ohio**  
**40 Mi. N. of Dayton, Ohio**

Owner: **Sunrise COOPERATIVE**  
Success grows here.

**THE WENDT GROUP**  
Land & Agricultural Asset Auctions

**GENERAL MANAGER:**  
**DALE EVANS 260-894-0458**

Further information and copies of the Phase 1 Environmental Assessments are available at our website: [www.thewendtgroup.com](http://www.thewendtgroup.com)

**CLOSING:** Closing will take place on or before 45 days after auction date, or as soon thereafter as 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 completed only if necessary for the closing. The Seller will determine any need for a new survey and will order survey. The cost of the new survey, if necessary, 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. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Auctioneer reserves 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.**