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9/21

ONLINE  
ONLY  
AUCTION

THE WENDT GROUP  
Land & Agricultural Asset Auctions

ONLINE BIDDING OPENS:  
THURSDAY, SEPTEMBER 21ST • 8AM  
ONLINE BIDDING ENDS:  
THURSDAY, SEPTEMBER 21ST • 8PM  
Horse Race Closing Beginning at 8pm

280,000 Bu. Grain Facility  
Woodstock, Ohio

Farm & Fertilizer Equipment

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INSPECTION DATES:  
Friday, August 25th • 3-6pm  
Tuesday, September 12th • 3-6pm

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121 Jackson Street,  
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Grain Facility total storage is 280,000 bu. with pit, leg, air transfer system and dryer. This facility sits on a 3.4+/- acre site with an easement to existing driveway. System is powered by a 600A single phase main panel and 3 Rotary Phase converters.



4,000 - 20,000 Gallon Fuel & Fertilizer Tanks  
Enviro-Guard Secondary Containment Systems



Farm & Fertilizer Equipment

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**DIRECTIONS:** From Mechanicsburg Ohio take St Rt 559 North 8.6 miles to the Real Estate location.

**AUCTIONEERS NOTE:** Bill will be offering his grain setup after his retirement from farming. This is a great opportunity to have a turn-key grain facility on a major state route. This auction will be online only. If you require any bidding assistance, please contact Nathan Whitney 740-505-0482 or the the office 614-626-7653.

### REAL ESTATE

Grain Faculty total storage is 280,000 bu with pit, leg, air transfer system and dryer. This facility sits on a 3.4+/- acre site with an easement to existing driveway. All bins can be reached by the air transfer system except for the 5,000 bu overhead load out bin. All bins except for the 108,000 bu stiffened bin can be reached by the leg. System is powered by a 600A single phase main panel and 3 Rotary Phase converters.

**Receiving Pit and Leg:** Approximately 100', 3500 bph leg with guy wires and manual switch diverter box. Reversible pit with 3500 bph capacity.

- BIN #1** - 11,000 bu bin with trench floor and fan
- BIN #2** - 11,000 bu bin with trench floor and fan
- BIN #3** - 11,000 bu bin with trench floor and fan
- BIN #4** - 11,000 bu bin with trench floor and fan
- BIN #5** - 10,500 bu bin with full floor and 10hp 3 phase centrifugal fan
- BIN #6** - 10,500 bu bin with full floor and 10hp 3 phase centrifugal fan
- BIN #7** - 50,000 bu bin with trench floor and fan
- BIN #8** - 50,000 bu bin with trench floor and fan
- BIN #9** - 2,000 bu overhead load out/wet bin
- BIN #10** - 5,000 bu overhead load out/wet bin
- BIN #11** - 108,000 bu outside stiffened bin with full floor, power sweep, 30hp 3 phase fan, side draw, and 5 temperature cables.

**DRYER:** Mathews Company 101050 tower dryer, LP, built in 3 phase converter, grain cleaner on discharge, 3828 hrs

**AIR TRANSFER** - 5" air transfer system with pipes and releases at all bins except bin #10

**PROPANE TANKS:** (2) 10,000 gallon propane railcars; (1) 18,000 gallon 1972 Trinity Industry propane tank.

**Owners:** Triple T Growth Funds

**Real Estate Agent:** Nathan Whitney (740)-505-0482

**REAL ESTATE TERMS & CONDITIONS:**  
**RESTRICTIVE COVENANTS:** The property shall not be used for (1) Construction of residence or use of dwelling; (2) Housing of hogs, cattle, goats, sheep or horses  
**PROCEDURE:** The property will be offered at oral auction.  
**AUCTION CONDUCT:** Conduct of the auction and increments of bidding are at the sole discretion of the Auctioneer. The Seller 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.  
**DOWN PAYMENT:** A 10% down payment is required on the day of the auction. Buyer(s) will have the option to receive immediate access grain facility prior to closing with an additional 10% down payment. The down payment may be made in the form of wire transfer. 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. All tracts sold "AS IS".  
**DEED:** Appropriate deed will be delivered at closing.  
**DEED RESTRICTION:** No animals or housing.  
**CLOSING:** Closing will take place 45-60 days after auction date, or as soon thereafter as Seller's applicable closing documents are completed.  
**POSSESSION:** The buyer will receive possession at closing, or immediately with 20% down payment.

**REAL ESTATE TAXES:** Real estate taxes will be pro-rated to the date of closing.  
**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:** Any need for a new survey will be determined by the seller. If a new survey is required, the survey costs will be shared equally between the buyer and seller. The type of survey provided will be at the seller's option.  
**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.  
**AGENCY:** The Wendt Group, Inc. and its representatives are exclusively the 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 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.  
**ANY ANNOUNCEMENTS MADE THE DAY OF THE AUCTION TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

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### FARM EQUIPMENT

#### FUEL TANKS AND CONTAINMENT SYSTEM

- Lot #1** - 10,000 gallon horizontal single wall steel tank with (2 )110 volt pumps, hose and nozzle
- Lot #2** - 4,000 gallon horizontal single wall steel tank with 110 volt pump, hose and nozzle
- Lot #3** - 4,000 gallon horizontal single wall steel tank with 110 volt pump, hose and nozzle
- Lot #4** - 6,000 gallon horizontal single wall steel tank
- Lot #5** - 4,000 gallon horizontal single wall steel tank with 110 volt pump, hose and nozzle
- Lot #6 Containment system** - 2014 Enviro-Guard secondary containment system, 44x39x33", with liner and gravel.



#### FERTILIZER TANKS AND CONTAINMENT SYSTEM

- Lot #7** - 12,000 gallon vertical single wall steel tank with 3" stainless steel valve, leaks
- Lot #8** - 10,000 gallon vertical single wall steel tank with 3" stainless steel valve
- Lot #9** - 17,000 gallon vertical single wall steel tank with 3" stainless steel valve
- Lot #10** - 12,000 gallon vertical single wall steel tank with 3" stainless steel valve
- Lot #11** - 20,000 gallon vertical single wall steel tank with 3" stainless steel valve
- Lot #12** - 10,000 gallon vertical single wall steel tank with 3" stainless steel valve
- Lot #13** - 20,000 gallon vertical single wall steel tank with 3" stainless steel valve, leaks
- Lot #14** - 10,000 gallon horizontal single wall steel tank with 2" stainless steel valve
- Lot #15** - 10,000 gallon vertical single wall fiberglass tank with 3" stainless steel valve
- Lot #16 Pump and Hose** - electric drive 2" pump with 2" hose and fittings
- Lot #17 Containment system** - 2005 Enviro-guard secondary containment system, 62'x53'x33" galvanized steel containment wall with liner and gravel



### EQUIPMENT

- Lot #18 - 2007 Freightliner Classic XL** semi truck, 685,808 miles, tandem axle, 12.7L Detroit 60 series, 10 sp Eaton, 266" wb, 56" single bunk sleeper, air ride, many new parts
- Lot #19 - 2010 Rogator 1396 sprayer**, 667 hrs, 1300 gallon SS tank, 120' boom, 4-wheel steer, AgLeader InCommand, HID lights, 3" front load, 320/105R54 tires, SN A1396CNWST1057
- Lot #20 - 1000 gallon vacuum manure tanker**, single axle, rear and side intake, rear hyd gate, 16.5L-16.1
- Lot #21 - New Holland Crop Carrier #8 forage wagon**, side discharge, 3 beater, roof, single axle, wood sides
- Lot #22 - Par-Kan weight wagon**, scales, 18hp Briggs and Stratton gas engine, hyd drive, hyd fold auger, tarp



**TERMS & CONDITIONS:** Payment is due the morning following the auction by electronic funds.. 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.