

**Auction #2 - Wapakoneta, Ohio
2pm on Site**



14021 Bay Road, Wapakoneta, Ohio 45895

**Auction #1 - Kenton, Ohio
10am on Site**



12493 SR701, Kenton, Ohio 43326

Auction #1 - Kenton, Ohio • 10am on Site

Hardin County, Blanchard Township
Excellent Location with Frontage along SR701
Multiple Buildings on 5.54± Acres



12493 SR701, Kenton, Ohio 43326

THE WENDT GROUP
Land & Agricultural Assets

Tuesday, June 14th, 2016

2 AUCTIONS 2 SEPARATE FACILITIES
Both Facilities Selling Absolute - Regardless of Price



2 AUCTIONS

 2 SEPARATE FACILITIES

Both Facilities Selling Absolute - Regardless of Price

Tuesday, June 14th, 2016

- Well-Kept Facilities
- Endless Possibilities
- Abundant Storage
- Selling Absolute to the Highest Bidder



614.626.SOLD
www.thewendtgroup.com

- Easy Access
- Opportunities for Investors, Farmers, Trucking Companies & More!

www.thewendtgroup.com

614.626.SOLD



Nick Cummings, CAI - Auctioneer / Auction Advisor
740.572.0756 | nick@thewendtgroup.com

Dale Evans - General Manager / Auctioneer
260.894.0458 | dale@thewendtgroup.com

Kevin Wendt, CAI - President / Auctioneer / Broker
419.566.1599 | kevin@thewendtgroup.com

121 Jackson Street,
Plain City, OH 43064

Land & Agricultural Assets



Auction #2 - Wapakoneta, Ohio • 2pm on Site

Auglaize County, Moulton Township
Excellent Location Just off US-33
Multiple Buildings on 5.37± Acres



14021 Bay Road, Wapakoneta, Ohio 45895

2 AUCTIONS 2 SEPARATE FACILITIES
Both Facilities Selling Absolute - Regardless of Price
Tuesday, June 14th, 2016 - 10am & 2pm



trupointe 2 AUCTIONS 2 SEPARATE FACILITIES
Both Facilities Selling Absolute - Regardless of Price
Tuesday, June 14th, 2016 • 10AM & 2PM



Bldg. A & B



Bldg. C - Front



Bldg. C - Back

AUCTION #1 – 10:00 AM - KENTON, OHIO

Property Location/Auction Location: 12493 SR 701, Kenton, Ohio 43326.
 Hardin County, Blanchard Township
DIRECTIONS: From Kenton, travel on OH-68 north for 6 miles to OH-701 and turn west. Trupointe is less than 1 mile west of the intersection of OH-68 & OH-701.

5.54± Acres. Excellent location with frontage along SR 701. Great traffic flow. Large, well-lit, stone lot offering an abundance of off-road parking. Adjacent to railway with railroad siding. Large concrete containment area. **(NOTE: The (4) Steel Storage Tanks are selling separately after the real estate.)** 4" well and private septic system.

Building A: This 42'x58' building is attached to the west end of Building B. It includes a small office area, concrete floor, (2) 15'x17' sliders, walk-in door, and 220 amp single-phase & 3-phase electric.

Building B: This building is 55'x95' with a 16'x36' lean-to off of the east side. It has a concrete floor, (3) 14'x14' sliders, (3) walk-in doors, (7) 13'x45' individual storage bays, and 220 amp single-phase electric.

Building C: This 34'x98' building includes a 34'x45' shop area with overhead storage, concrete floor, Reznor natural-gas heating unit, 14'x15' overhead door, and walk-in door. The remaining 34'x53' area has a concrete floor, (3) 10.5'x14' overhead doors, 9' slider, (2) walk-in doors, and 220 amp single-phase electric.

Building D: This building is a 26'x50', 3-sided pole shed with 11.5' eaves and gravel floor.

Building E: This office building with nearly 1,100 sq. ft. and a full, poured-wall basement, has a natural gas air-forced furnace and central air. This building offers a very nice floor plan which includes 10'x10', 15'x8', and 12'x7' offices, a 12'x6' file room, a large lobby area, and a restroom. In addition, the 9.5'x60' in-ground truck scale with a 120,000 lb. capacity is located immediately in front of this building complete with a UMC 465 digital scale display.

Annual Taxes: \$5,200 / Currently zoned A-1

ALSO SELLING AFTER REAL ESTATE:

(4) Steel Storage Tanks

- (2) 30,000-gallon vertical tanks
- (1) 30,000-gallon horizontal tank (concrete cradle NOT included)
- (1) 10,000 gallon vertical tank



Bldg. D



Bldg. E

TERMS & CONDITIONS:

PROCEDURE: The properties will be offered at oral auction.
DOWN PAYMENT: 10% down payment on the day of auction. The down payment(s) 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(s), regardless of price.

Successful bidder(s) will be required to enter into purchase agreement at the auction sites immediately following the close of each auction.
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 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 shall determine any need for

INSPECTION DATES:
Monday, May 16, 2-4 PM
Tuesday, June 7, 2-4 PM
 Meet a Wendt Group Representative at Either Location.

EXCELLENT OPPORTUNITY!

Consider the endless possibilities that these well-kept, updated facilities have to offer. Investigate the opportunities for investors, farmers, trucking companies, and maintenance/repair shops (to name a few) or for that ideal location for a new venture or expansion. Both facilities will sell absolute to the highest bidders regardless of price. Have your financing arranged and bid your price on these unique properties.



Bldg. A



Bldg. A



Bldg. A

AUCTION #2 – 2:00 PM - WAPAKONETA, OHIO

Property Location/Auction Location: 14021 Bay Road, Wapakoneta, Ohio 45895. Auglaize County, Moulton Township
Directions: From I-75 near Wapakoneta, take exit 110. Turn onto US-33 West and travel 5.5 miles to Bay Road. Turn left (south) and travel .5 mile to the Trupointe facility on the right side of Bay Road.

5.37± Acres. Great location just off of US-33. Large, stone lot with easy access off of Bay Road. 50'x50' concrete-walled containment area. Lots of outdoor security lighting. 4" well and private septic system

Building A: This steel-framed, completely insulated building boasts many custom features making it ideal for multiple purposes. It includes (3) office areas with built-in work surfaces, air conditioning, and LP gas forced-air heat. (2 offices are 12'x11' & the other is 19'x11'.) The garage/shop area is 75'x100' with concrete floors & approaches, (6) 16'x16' overhead doors with openers, (4) walk-in doors, and loft storage area above offices. Additional amenities include (2) Reznor LP heaters, Energylogic waste oil furnace, ventilation system with louvered panels, ceiling fans, multiple electrical panels with 220 amp service, several outdoor electrical outlets with pigtail cords to plug in tractors, semis, etc., and a 10 HP 2-stage NAPA air compressor.

Building B: This 45'x60' garage/shop has a concrete floor and approaches, (2) overhead doors with openers (14.5'x13' and 15'x13'), (2) walk-in doors, and restroom. The building also includes (2) Vantage LP overhead radiant heaters, (2) Modine high-efficiency LP heaters, an exceptional ventilation system, and 220 amp service.

Building C: This drive-thru storage building is 60'x105' with concrete floors, a front office area, a newer shingled roof, and 480 amp service. There are (8) 11'x32' individual storage bays, (2) end-sliders, and (2) walk-in doors.

NOTE: The large vertical tank, equipment, and fencing located on the northwest corner of the property are **NOT INCLUDED IN THE AUCTION.** These items will be removed.

Annual Taxes: \$2,400 / Currently Zoned Light Industrial



Bldg. B



Bldg. C

Owner:



AUCTION MANAGERS:
DALE EVANS 260-894-0458
TYLER WILT 740.572.1249

Additional Photos and Information are Available at www.thewendtgroup.com

a new survey and shall order survey. The cost of the new survey, if necessary, shall be split 50/50 between Buyer and Seller. The type of survey performed shall 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.**