

2 DATES

Absolute

4 AUCTIONS

REAL ESTATE AUCTIONS

MARCH 21 & 22, 2018

Times & Locations Inside.

THE WENDT GROUP
Land & Agricultural Asset Auctions



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All Facilities Sell to the Highest Bidder Regardless of Price!



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1

AUCTION
WAPAKONETA, OHIO
WED, MARCH 21ST • 10AM

2

AUCTION
BUCKLAND, OHIO
WED, MARCH 21ST • 2PM

3

AUCTION
MEDWAY, OHIO
THURS, MARCH 22ND • 10AM

4

AUCTION
XENIA, OHIO
THURS, MARCH 22ND • 2PM

Sunrise
COOPERATIVE
Success grows here.

AUCTION 1

WAPAKONETA, OHIO
10AM, WEDNESDAY
MARCH 21ST



Offered in 2 Tracts
Zoned General Business &
Commercial
Close Proximity to I-75 &
US-33
Very Clean and Functional
Office/Warehouse Building
& Undeveloped Lot

AUCTION 2

BUCKLAND, OHIO
2PM, WEDNESDAY
MARCH 21ST



Offered in 1 Tract
Zoned Industrial/Residential

5.7 Acres with 4 Buildings,
284K Bushel Grain Storage
Facilities and Grain Dryer

AUCTION 3

MEDWAY, OHIO
10AM, THURSDAY
MARCH 22ND



Offered in 1 Tract
Zoned Commercial

2.3 Acres with 549K Bushel
Grain Facility & Office
Building

AUCTION 4

XENIA, OHIO
2PM, THURSDAY
MARCH 22ND



Offered in 3 Tracts
Zoned Heavy Industrial
City Water & Sewer

Tract 1: 20,386SF Building
Tract 2: 142' x 250' Lot with
Multi-Purpose Building
Tract 3: 2.8 Acre Lot with
490K Bushel Grain Elevator

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Come Bid Your Price!*

Absolute REAL ESTATE AUCTIONS

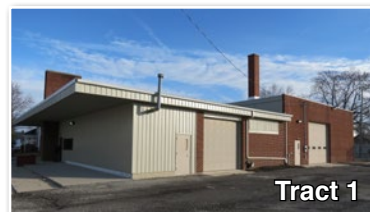
1 AUCTION #1 · WAPAKONETA, OHIO · WEDNESDAY, MARCH 21ST · 10AM

AUCTION & PROPERTY LOCATION: 510 LOGAN STREET, WAPAKONETA, OHIO 45895

From US-33, take the Hardin Pike/Wapakoneta exit. Turn left onto Blackhoof Street and travel north approximately ½ mile. Turn left (west) on Vine Street and travel to Logan Street. Turn left (south) and travel a short distance to the property location.

TRACT 1: The commercially-zoned 164± ft. x 183± ft. lot with city water/sewer includes a very clean and functional office/warehouse building. The mostly-brick building includes many custom features making it ideal for multiple purposes. The 4,500 sq. ft. updated office area boasts a large reception/retail area with custom-built cabinets and work surfaces; 4 private offices; central air; and 2 restrooms. The 4,200 sq. ft. insulated, heated warehouse provides many opportunities with concrete floors, overhead doors, and a restroom. This lot also includes off-street parking and security fencing.

TRACT 2: The undeveloped grass lot is approximately 100'x150' and is zoned in the B-2 General Business District. It is conveniently located in Wapakoneta just minutes from I-75 and US-33 with frontage on Blackhoof Street.



Close Proximity to I-75 & US-33
20 Mi. N. of Sidney, Ohio
20 Mi. S. of Lima, Ohio



ALL PROPERTIES WILL BE OPEN TO INSPECT:
Wed., February 28, 10AM - 2PM
Wed., March 7, 10AM - 2PM
Meet The Wendt Group at any Property.

2 AUCTION #2 · BUCKLAND, OHIO · WEDNESDAY, MARCH 21ST · 2PM

AUCTION & PROPERTY LOCATION: 101 N. MAIN STREET, BUCKLAND, OHIO 45819

Located in the center of Buckland at the intersection of Main Street & Railroad Street. This property includes 5.7± acres with 4 very well-kept buildings, grain storage facilities with a grain dryer, a 1,083' rail spur, a large stone lot with off-street parking, city sewer, and a 4" well.

BUILDING 1 – 52'x122' retail building with a large, open retail space, 2 private offices, a shop/work area, 2 restrooms, 2 fuel-oil furnaces, central air, and overhead doors. The inground truck scale with a Loadmaster digital display is adjacent to the building.

BUILDING 2 – 54'x96' warehouse building with a front office, 15'x96' overhang, concrete side walls, concrete floors, end slider, walk-in door, concrete approach, and 440-volt/3-phase electric.

BUILDING 3 – 52'x92' drive-thru building with overhead doors and openers, concrete side walls, concrete floor, and 480-volt electric.

BUILDING 4 – 30'x109' dry-storage fertilizer building with (8) individual compartments, multiple sliders, walk-in door, and concrete approach

GRAIN ELEVATOR – 284K-bushel capacity with Butler Kan-Sun propane continuous grain dryer

NOTE: The 30,000 gal. propane tank located on the northwest edge of the property is not included in the auction. Sunrise Cooperative will have an ingress/egress easement from Main Street to the tank. A zero-dollar/50-year lease agreement between Sunrise Cooperative and the Buyer for the .5± acre land upon which the propane tank is located will be included in the Purchase Agreement.



6 Mi. N.W. of Wapakoneta, Ohio
15 Mi. S.W. of Lima, Ohio



TERMS AND 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.
- 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: \$5,000

down payment for each tract except for Tract 2 in Wapakoneta. The down payment for Tract 2 in Wapakoneta is \$2,500. The down payment may be made in the form of cashier's check or personal check. Ohio Law states that the down payment must be deposited in the Broker's non-interest-bearing trust account within 24-48 hours after receipt of such funds. 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

3 AUCTION #3 · MEDWAY, OHIO · THURSDAY, MARCH 22ND · 10AM

9 Mi. E. of Springfield, Ohio
20 Mi. N.E. of Dayton, Ohio



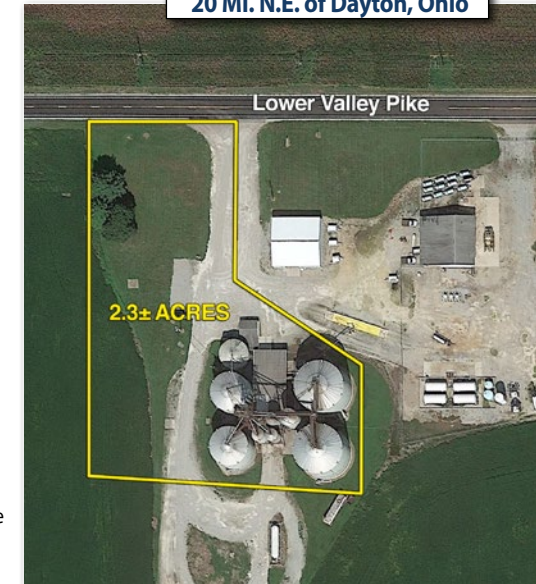
AUCTION & PROPERTY LOCATION: 8715 LOWER VALLEY PIKE, NEW CARLISLE, OHIO 45344 (Located just east of Medway)

From the intersection of Lower Valley Pike & Spangler Road in Medway, travel east on Lower Valley Pike for 2 miles to the property on the south side of the road.

This property consists 2.3± acres and includes only the grain facility and attached building. The building has a retail counter, 2 private offices, and 2 restrooms. The inground truck scale is adjacent to the building.

The 549K-bushel capacity grain facility consists of (2) 165K-bushel overhead bins, (2) 84K-bushel overhead bins, (1) 20K-bushel overhead bin, (1) 12K-bushel bin, (4) 4K-bushel bins, a drive-thru dump pit with 2 receiving legs, an Energy Miser model SA 1200 C/XL propane grain dryer with air system, and 240/480-volt electric.

NOTE: There are 2 easements with this Tract. Sunrise Cooperative will have an ingress/egress easement from Lower Valley Pike to the satellite propane tank area south of the property. Also, the Buyer will have an easement over the satellite propane tank area for grain hauling equipment to have access to the drive-thru grain facility.



4 AUCTION #4 · XENIA, OHIO · THURSDAY, MARCH 22ND · 2PM

15 Mi. S.E. of Dayton, Ohio



AUCTION & PROPERTY LOCATION: 415 BELLBROOK AVENUE, XENIA, OHIO 45385

From the intersection of US-35 BUS/Main Street & Allison Avenue, travel .2 mile south on Allison Avenue. Turn left (east) on Bellbrook Avenue and travel a short distance to the property location.

TRACT 1: The 113'x223' lot includes a drive-thru building and off-street parking. The 20,386 sq. ft., steel-framed, multi-purpose building consists of a heated retail area, 1 restroom, concrete floors, loft storage, overhead doors, and walk-in door. This building provides a great location and ideal facility for retail, service, storage, etc.

TRACT 2: The 142'x250' lot at the corner of Bellbrook Avenue and Walnut Street includes a multipurpose building, off-street parking, and easy access. The 60'x120' heated and air-conditioned building consists of a large reception area, conference room, break room, 7 private offices, and 2 restrooms. The inground truck scale with a digital display is adjacent to the building.

TRACT 3: The 2.8± acre lot includes a 490K-bushel capacity grain elevator/feed mill and a pole building. The grain facility consists of a huge dock area for loading/unloading semis, 50'x100' warehouse space, and pit with variable-speed drag and 10K-bushel per hour leg. The 40'x80' pole building has a concrete floor, overhead door, walk-in door, small dock area, and 110-volt electric. The grain elevator includes (6) 48K-bushel silos, (4) 35K-bushel silos, (2) 20K-bushel silos, (2) 8K-bushel silos, & (2) overhead load-out bins.



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Owner: **Sunrise COOPERATIVE**
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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

matters. All tracts sold "AS IS".

DEED: Appropriate deed will be delivered at closing.

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 shared equally 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.**