THE WENDT GROUP
Land & Agricultural Asset Auctions

121 Jackson St., Plain City, OH 43064

Near Grafton, Ohio *Northern Ohio* Lorain County

LAND AUCTION

TUESDAY, NOVEMBER 27TH, 2018 • 6PM

112.5± Acres

Offered in 5 Tracts

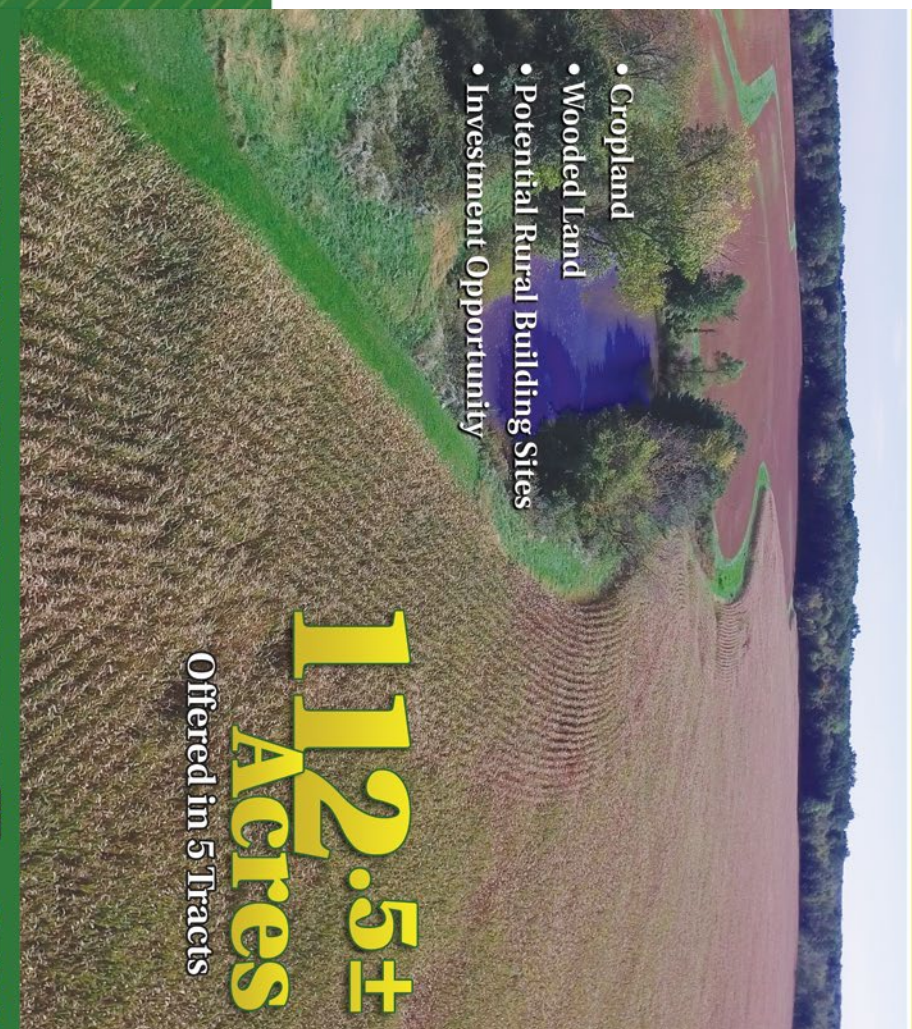
Like Us

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

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

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

614.626.SOLD
www.thewendtgroup.com



- Cropland
- Wooded Land
- Potential Rural Building Sites
- Investment Opportunity

TUESDAY, NOVEMBER 27TH • 6PM

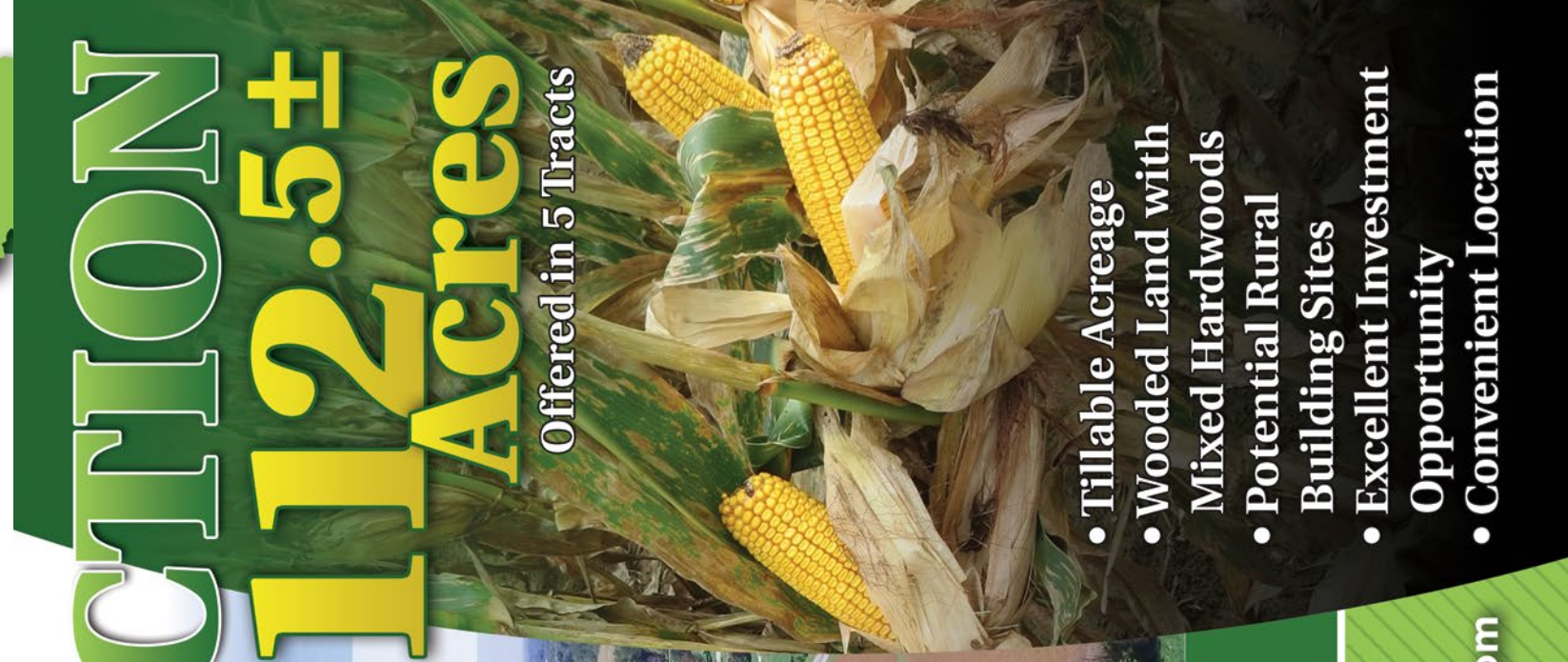
Held at the Grafton Twp. Fire Station

THE WENDT GROUP
Land & Agricultural Asset Auctions

614.626.SOLD • www.thewendtgroup.com

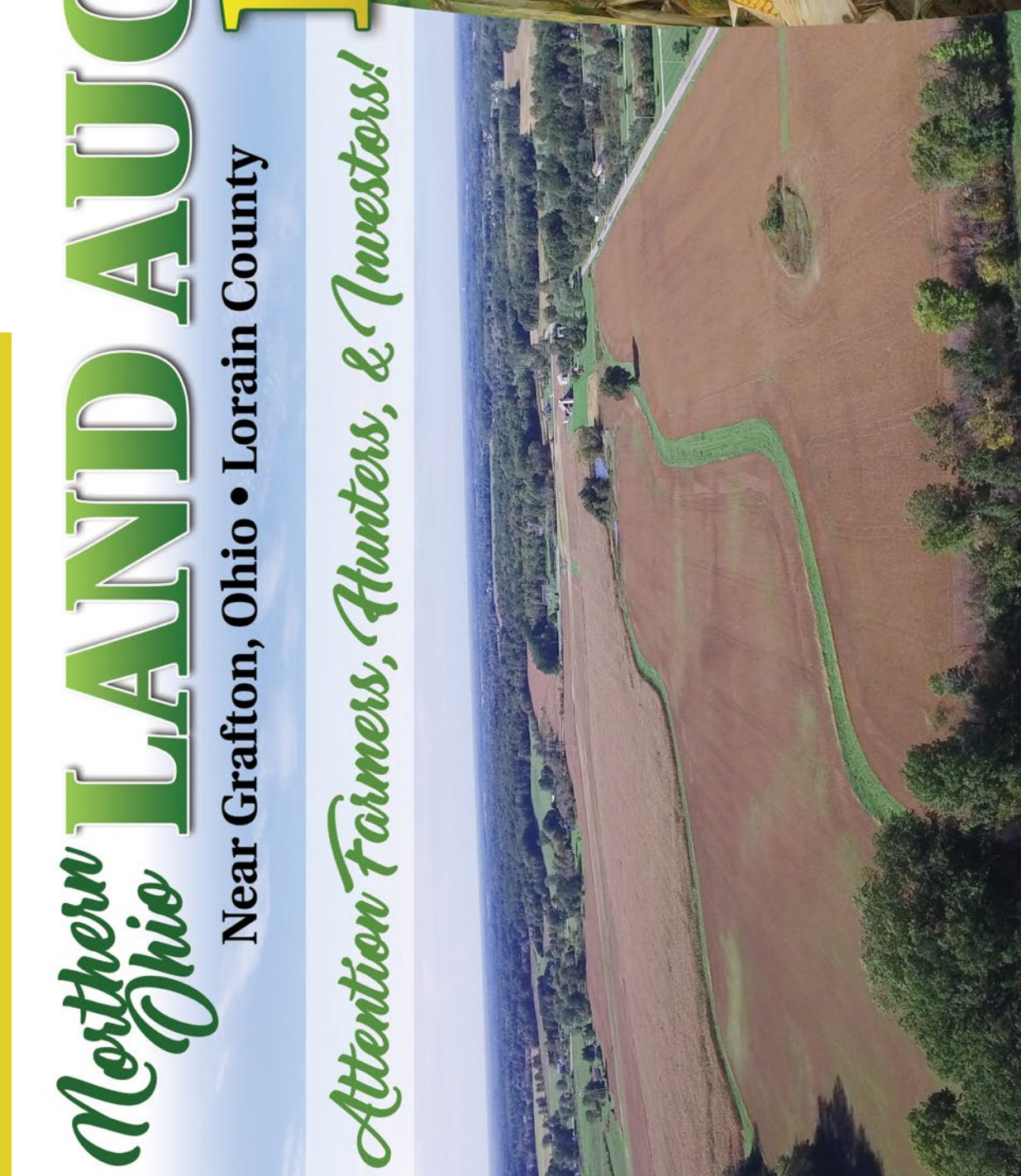
Northern Ohio
LAND AUCTION
Near Grafton, Ohio • Lorain County

Attention Farmers, Hunters, & Investors!



- Tillable Acreage
- Wooded Land with Mixed Hardwoods
- Potential Rural Building Sites
- Excellent Investment Opportunity
- Convenient Location

Northern Ohio LAND AUCTION
Near Grafton, Ohio • Lorain County
Attention Farmers, Hunters, & Investors!
112.5± Acres
Offered in 5 Tracts
TUESDAY, NOVEMBER 27TH • 6PM
Held at the Grafton Twp. Fire Station



THE WENDT GROUP
Land & Agricultural Asset Auctions

614.626.SOLD
www.thewendtgroup.com

Northern Ohio
LAND AUCTION

Near Grafton, Ohio • Lorain County

TUESDAY, NOVEMBER 27TH • 6PM

Lorain County · Grafton Township
Midview Local School District

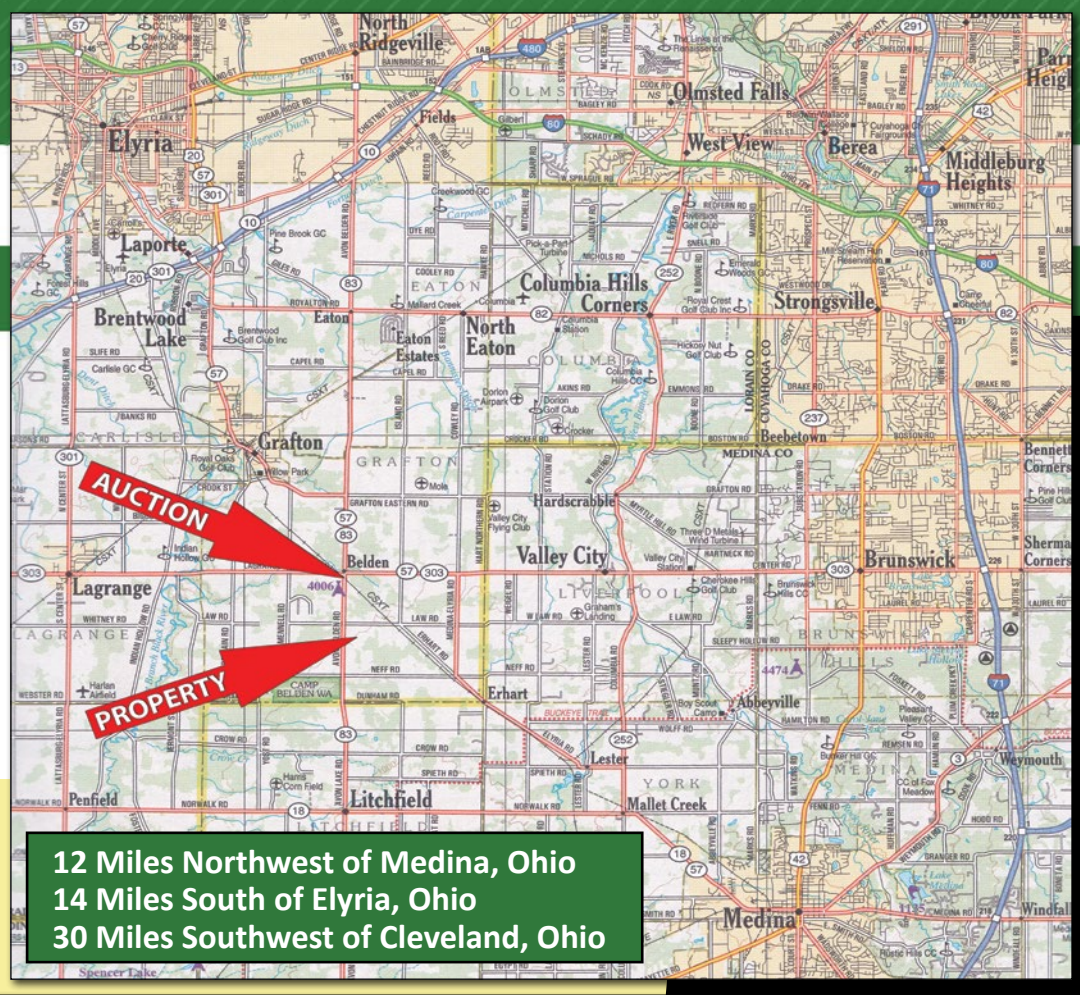
112.5± Acres

Offered in 5 Tracts

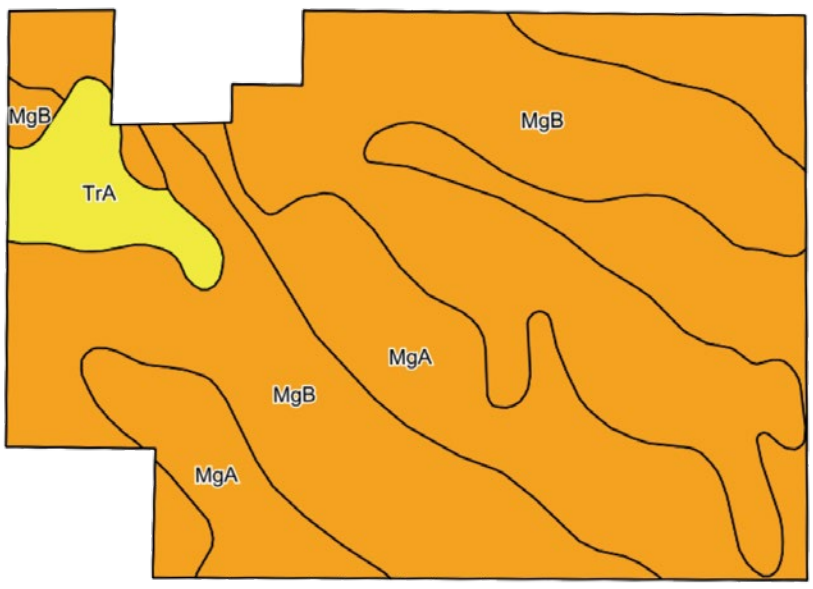
Held at the Grafton Twp. Fire Station, 17109 SR-83, Grafton, Ohio 44044, (in Belden)
DIRECTIONS TO THE AUCTION SITE: Located just south of the intersection of SR-83 and SR-303 in Belden (just 1 mile north of the Property).

DIRECTIONS TO THE PROPERTY: Located on the southeast corner of Law Road and SR-83. From the intersection of SR-83 and SR-303 in Belden, travel south on SR-83 for 1 mile to the property.

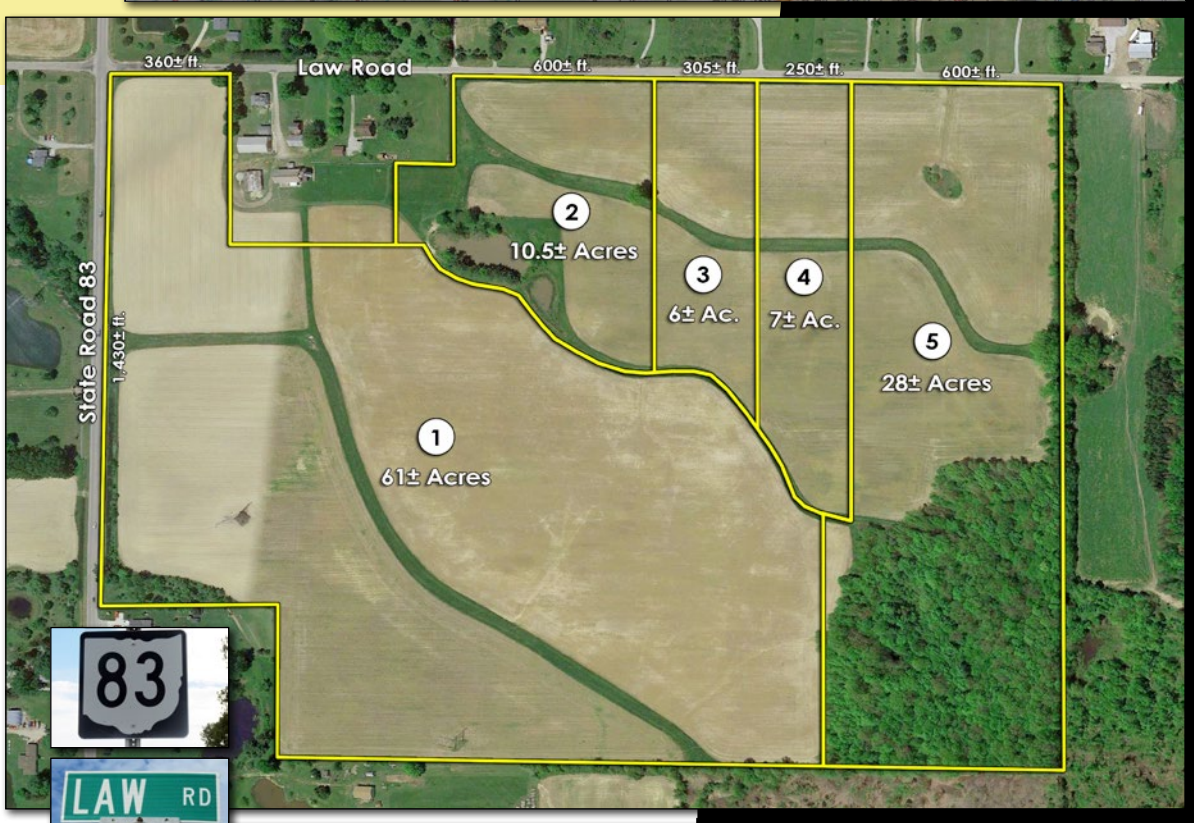
This versatile land would lend itself to many uses. Its excellent location, diversity, and appealing qualities offer numerous opportunities. It includes 2 ponds, wooded land with mixed hardwoods, and extensive road frontage as well as level, tillable acreage. Investigate potential building sites for a rural country estate. Access to county water and natural gas is available. Bid on individual tracts, combinations of tracts, or the entire property in the way that best suits your needs.



SOILS MAP



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend
MgB	Mahoning silt loam, 2 to 6 percent slopes	63.70	56.6%	
MgA	Mahoning silt loam, 0 to 2 percent slopes	42.96	38.2%	
TrA	Trumbull silty clay loam, 0 to 2 percent slopes	5.82	5.2%	



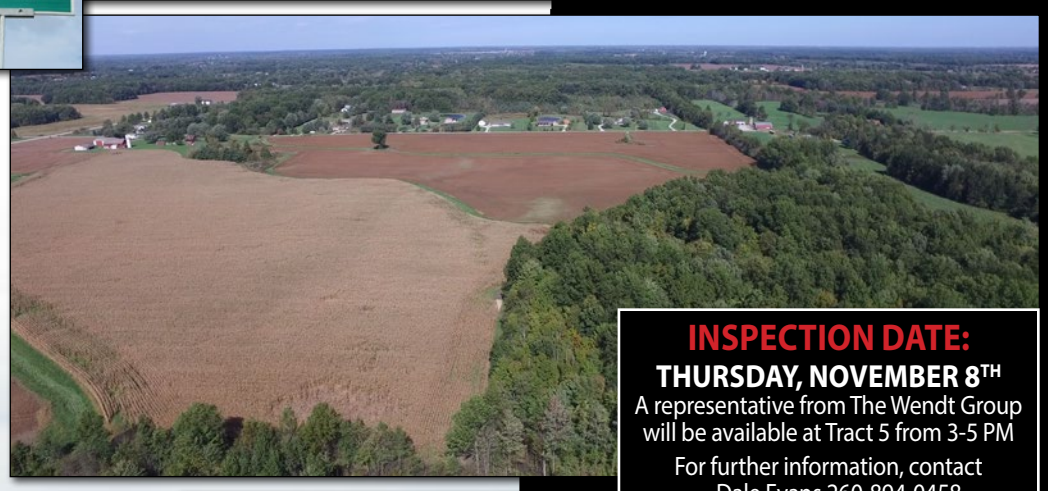
FSA and Tax Information available upon request.

Owners: Michael & Deborah Schmidt

For questions, contact
Dale Evans 260-894-0458

THE WENDT GROUP
Land & Agricultural Asset Auctions

614-626-SOLD
www.thewendtgroup.com



INSPECTION DATE:
THURSDAY, NOVEMBER 8TH
A representative from The Wendt Group will be available at Tract 5 from 3-5 PM
For further information, contact
Dale Evans 260-894-0458

ATTENTION FARMERS, INDIVIDUALS SEEKING POTENTIAL BUILDING SITES, HUNTERS, TIMBER BUYERS & INVESTORS!

REAL ESTATE AUCTION TERMS & CONDITIONS

PROCEDURE: The property will be offered in 5 individual tracts, any combination of tracts, and as a total 112.5± acre unit. There will be open bidding on the tracts and the entire property during the auction as determined by the auctioneer. Bids on individual 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 with tenant's rights of the 2018 crop. Seller will retain cash-rent for the 2018 crop year.
REAL ESTATE TAXES: The Buyer(s) will assume the real estate taxes for the calendar year 2019 due and payable in 2020 and thereafter. If usage is changed, 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: New surveys will be prepared where there is no existing legal description or where new boundaries are created by the tract division in this auction. 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.
AGENCY: The Wendt Group 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. 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.
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