

MONDAY, MARCH 4, 2019 • 11AM

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*Sells to the Highest Bidder - Come Bid Your Price!*

REAL ESTATE AUCTION

ABSOLUTE

MAPLEWOOD, OHIO

SHELBY COUNTY

614-626-SOLD  
www.thewendtgroupp.com



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SHELBY  
COUNTY

REAL ESTATE AUCTION

ALL FACILITIES SELLING ABSOLUTE - REGARDLESS OF PRICE

**GREAT LOCATION:**

10 Miles East of I-75 (Exit 99)  
10 Miles Northeast of Sidney, Ohio  
17 Miles West of Bellefontaine, Ohio



*Sells to the Highest Bidder - Come Bid Your Price!*

**TRACT 1:** 1.9± Acres, Office Building, Warehouse, and Grain Facility, Zoned Industrial.

**TRACT 2:** .8± Acre, 30' x 40' Office/Retail Building, (3) Offices, Spacious Retail Area, Zoned Industrial.

**TRACT 3:** 2± Acres, 52' x 80' Shop/Warehouse Building, Heated Shop Area, (4) Overhead Doors, Zoned Industrial.



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Property Location: 21733 Maplewood Road, Maplewood, Ohio 45340

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OHIO

**ABSOLUTE**

SHELBY  
COUNTY

# REAL ESTATE AUCTION

**MONDAY, MARCH 4 • 11AM**

**PROPERTY LOCATION: 21733 Maplewood Road, Maplewood, Ohio 45340**

**AUCTION HELD ON SITE.**

From I-75, take exit 99 and travel east on SR-119 for 6 miles to SR-65 South. Turn right (south) and travel 1 ½ miles to Maplewood Road. Turn left (east) and travel 1 mile to the property on both sides of the road.

## TRACT 1

**1.9± acres located on north side Maplewood Road. Includes an office building, a warehouse, and a grain facility. Zoned Industrial. 2018 Annual Real Estate Taxes: \$1,036**

### 10'x32' GRAIN OFFICE:

- Heat & window A/C
- Adjacent to 10'x60' scale
- Brechbuhler scale display
- InterSystems hydraulic probe
- Work space counter

### 50'X63' STEEL-FRAME WAREHOUSE:

- (2) dock areas w/ overhead doors
- (2) additional overhead doors
- Walk-in door
- Concrete floor & approach

### GRAIN FACILITY:

- 480-Volt DP&L Electric
- Total Bin Capacity: 233,500 bushels
- **BIN 1:** 17,000 bushel capacity 2,500 bu./hr. unload auger
- **BIN 2:** 17,000 bushel capacity 2,500 bu./hr. unload auger w/ side draw
- **BIN 3:** 17,000 bushel capacity 2,500 bu./hr. unload auger Full aeration floor
- **BIN 4:** 17,000 bushel capacity 2,500 bu./hr. unload auger Full aeration floor
- **BIN 5:** 55,000 bushel capacity 2,500 bu./hr. unload auger In-floor aeration & temp. cable
- **BIN 6:** 108,000 bushel capacity 2,500 bu./hr. unload auger In-floor aeration & temp. cable
- **BIN 7:** 2,500 bushel capacity
- Overhead bin w/ level sensor
- Drive-thru Pit: 5,000 bu./hr.



TRACT 1



## TRACT 2

**.8± acre located on the corner of Maplewood Road & Grain Street. Zoned Industrial. 2018 Annual Real Estate Taxes \$778**

- Clean and functional 30'x40' office/retail building which includes:
- (3) offices: 18'x24', 10'x14', 9'x12'
- Spacious retail area, break room, & restroom w/shower
- newer Bryant LP furnace & central air
- Deck area
- Off-street parking
- Well & septic



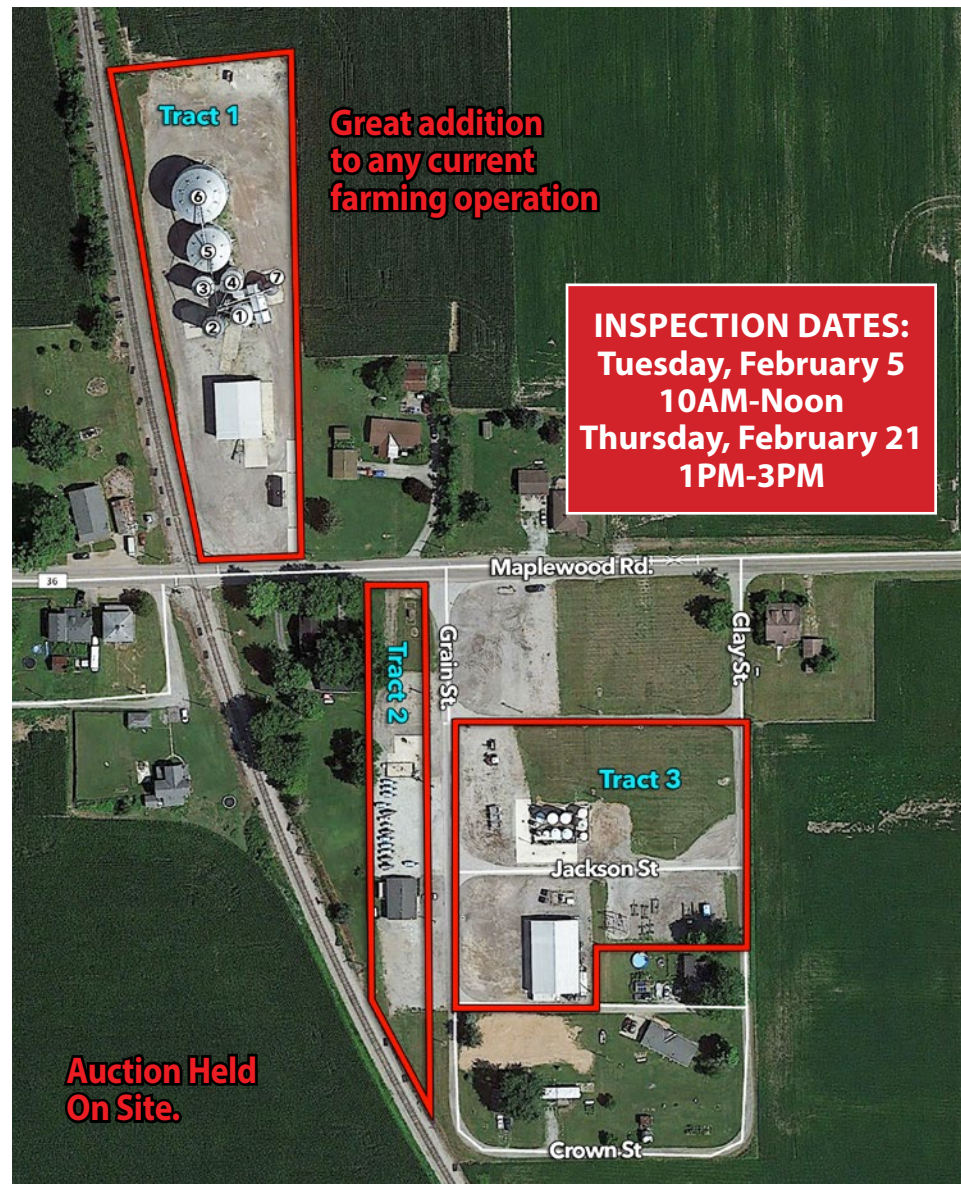
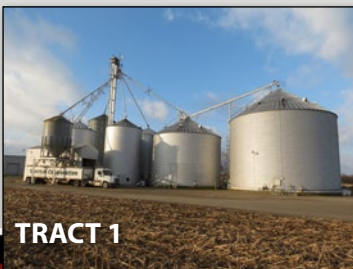
## TRACT 3

**2± acres located between Grain Street & Clay Street. Zoned Industrial. 2018 Annual Real Estate Taxes \$2,281**

- 52'x80' shop/warehouse building
- Includes 23'x52' heated shop area
- (4) overhead doors & walk-in door
- Outdoor hoist area w/ (2) 3-ton elec. lifts w/heavy-duty I-beam frame east of building
- 70'x16' concrete pad & 42'x52' dike north of building w/ newer high-volume well
- Off-street parking



**Ideal setup for a repair shop!**



**Great addition to any current farming operation**

**INSPECTION DATES:  
Tuesday, February 5  
10AM-Noon  
Thursday, February 21  
1PM-3PM**

**Auction Held On Site.**

**THE TANKS LOCATED ON TRACT 3 WILL SELL SEPARATELY IMMEDIATELY FOLLOWING THE REAL ESTATE ON MONDAY, MARCH 4TH AT THE SAME LOCATION:**

- (2) 30,000 gal. vertical Mild Steel Tanks
- (2) 12,000 gal. vertical mild steel tanks
- (2) 10,000 gal. poly flat-bottom tanks
- 5,500 gal. poly cone-bottom tank
- 5,000 gal. poly flat-bottom tank
- 2,500 gal. poly cone-bottom tank
- 3" pump
- 2" pump

*The tanks will be offered individually down to the valve. Pumps will sell separately.*

*Buyer(s) will be responsible for all costs and liabilities for removal of these tanks.*

**For more information about these tanks, contact Dale Evans 260-894-0458**



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

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

GENERAL MANAGER:  
DALE EVANS 260-894-0458

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## REAL ESTATE TERMS & CONDITIONS

### RESTRICTIVE COVENANTS:

- The Property shall not be used for:
  1. 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;
  2. The production or sale, either retail or wholesale, of animal feed of any kind;
  3. 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
  4. 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 in 3 individual tracts, any combination of tracts, or as an entire 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 down payment of \$7,500 per tract is required on the day of the auction. The down payment may be made in the form of cashier's check, personal check, or corporate 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 matters. All tracts sold "AS IS".

**DEED:** Appropriate deed will be delivered at closing.

**CLOSING:** Closing will take place on or before 45-60 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. If a new survey is required by law, the type of survey provided will be at 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.

**AGENCY:** The Wendt Group, Inc. 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.**

**Phase I Environmental Assessment**  
available online at  
**www.thewendtgroup.com**