

# PRIME OHIO LAND AUCTION 170.5± acres

Offered in 12 Tracts or Combinations

**SCHRADER**  
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BUTLER COUNTY • Oxford, Ohio

**SEPTEMBER 2024**

SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

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- Predominantly Fincastle & Xenia Soils
- Systematic Tiling (Maps available)
- Development Potential (Municipal water at the road)
- 2025 Crop Rights to Buyer (166.8 FSA Cropland Acres)
- Transitional Value, Only 2.5 miles to Miami University
- Multiple Estate Building Sites
- 1031 Exchange Opportunity
- Across from Miami University Bachelor Nature Preserve

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**THURSDAY, SEPTEMBER 26<sup>TH</sup> • 6 PM**

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# PRIME OHIO LAND AUCTION



MILFORD TOWNSHIP COMMUNITY CENTER at 5113 Huston Road, Collinsville, OH 45004

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BUTLER COUNTY • Oxford, Ohio

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**PROPERTY LOCATION:** From Oxford: At the intersection of US 27 and SR 73, travel east 1.5 miles on OH SR 73. Turn left (north) on Oxford Milford Rd. Travel 1 mile to the Farm. Frontage on Harris, Oxford Milford, & Oxford Middletown Roads. (For GPS purposes, use an address of 4360 Harris Rd. Oxford, OH 45056).

**AUCTION SITE: MILFORD TOWNSHIP COMMUNITY CENTER at 5113 Huston Road, Collinsville, OH 45004.** Located just northeast of the round-a-bout at the intersection of OH SR 73 and US 127.

**The Oxford Oaks property is located in Northern Butler County just outside the Oxford city limits. Whether you are a crop farmer, home builder, developer or investor, this property warrants your attention.**

**TRACT DESCRIPTIONS:** (Section 18 Milford Township)  
**TRACT 1: 43± ACRES** nearly all tillable featuring investment quality Fincastle soils with potential transitional value. Extensive pattern drainage helps you maximize production. The farm is in excellent shape and boasts impressive historic yields. The tract has frontage on Oxford Middletown Rd.

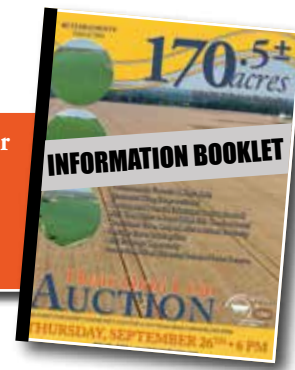
**TRACT 2: 78± ACRES** of pattern drained, productive farmland. Extensive frontage on Oxford Middletown Road and an additional 70' of frontage on Harris Rd. Consider combining this tract to create the package that suits your needs.

**TRACTS 3 - 11: 5.0± ACRES** potential building sites each having 1,089' of lot depth and 200' of frontage on Harris Road. Building lots of this size are very scarce in Butler County. The location offers great proximity to Oxford and all it's amenities. Municipal water is available at the road and soil suitability tests are completed for your review. If you're looking for more acreage, consider combining 2 or more of these tracts to meet your needs. These tracts are all currently in crop production and feature an attractive level topography. *Lot restrictions and covenants are set forth to protect your investment (contact agent for details).*

**TRACT 12: 4.5± ACRES** with 339' of frontage on Oxford Milford Road. Soil suitability tests have been completed and are available for review. Another potential building site or consider combining with additional tracts.

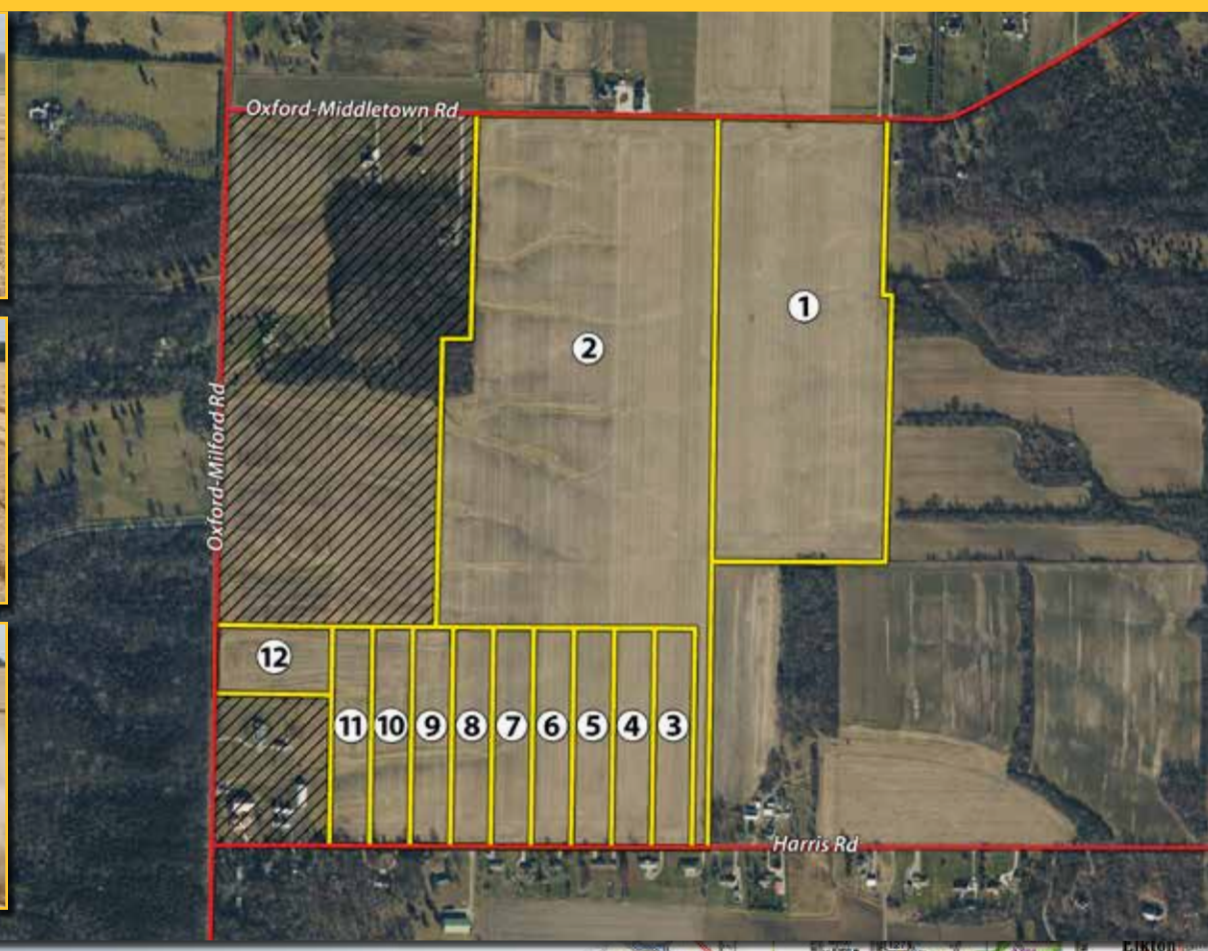
Contact Auction Manager for Detailed Information Book with Additional Due-Diligence Materials on the Property.

**INPECTIONS TIMES:**  
 Thursday, August 29<sup>th</sup> • 11AM - 12 Noon  
 Thursday, September 5<sup>th</sup> • 5PM - 6PM  
 Thursday, September 12<sup>th</sup> • 5PM - 6PM  
 Thursday, September 19<sup>th</sup> • 11AM - 12 Noon  
 Meet an Agent along Harris Rd.



**OWNER: Oxford Oaks, LLC**  
**FOR INFORMATION CALL AUCTION MANAGERS:**  
 Andy Walther • 765-969-0401  
 Travis Kelley • 740-572-1525

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### AUCTION TERMS & CONDITIONS:

**PROCEDURES:** The property will be offered in 12 individual tracts, any combination of tracts, or as a total 170.5± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer.

**DOWNPAYMENT:** 10% down payment on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash, 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:** Successful bidder(s) will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

**EVIDENCE OF TITLE:** The Seller will provide a Preliminary Title Opinion for the review of the prospective buyer(s). If Buyer(s) elect to have title insurance, the entire cost of the owner's title insurance will be the responsibility of the Buyer(s). Seller agrees to provide merchantable title to the property

subject to matters of record. All tracts sold "As-Is".

**DEED:** Seller(s) shall provide a Warranty Deed(s).

**CLOSING:** The balance of the real estate purchase price is due at closing, which will take place on or before NOVEMBER 1st, 2024.

**POSSESSION:** Possession will be delivered at closing subject to the removal of the 2024 crop and consistent with the current crop lease which expires on January 31st, 2025.

**REAL ESTATE TAXES / ASSESSMENTS:** Taxes will be pro-rated to the date of closing. The property is currently enrolled in the CAUV program.

**COVENANTS & RESTRICTIONS:** Tracts 3-11 are covered by recorded covenants. Contact agent for details.

**ACREAGE:** All boundaries are approximate and have been estimated based on current legal descriptions.

**SURVEY:** A new survey will be made where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall

each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for title transfer.

**EASEMENTS & LEASES:** Sale of the property is subject to any and all easements of record. (Contact Agent for information Book)

**MINERAL RIGHTS:** The sale shall include 100% of the mineral rights owned by the Seller.

**AGENCY:** Schrader Real Estate and Auction Company, 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 "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. 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 Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers 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.

**ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.**

**ONLINE BIDDING AVAILABLE**

You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Co. - 800-451-2709.