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Andrew M. Walther, SAL.2012001611
Schrader Real Estate and Auction Company, Inc.,
REC.0000314452 (Jeffersonville, OH)
Schrader Real Estate and Auction Company, Inc., 63198513759

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JULY 2025						
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	31		

Important **183.76±** Acres
Ohio Land
AUCTION
Offered in 1 Tract

CIRCLEVILLE, OHIO • PICKAWAY COUNTY



The WRIGHT FARM presents a great opportunity
for the farmer, investor, or speculator.
Come examine all the possibilities
this quality farm has to offer!

CIRCLEVILLE, OHIO
PICKAWAY COUNTY
(Pickaway Twp)

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Tuesday, July 15th • 10am

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CIRCLEVILLE, OHIO
PICKAWAY COUNTY
(Pickaway Twp)

- 160.62+/- FSA Crop Acres
- Road frontage on Kingston Pike
- 2026 Crop Rights to BUYER
- Investment quality tillable soils / Great land stewardship
- Current lease on 55+/- acres for Nursery Stock Production
- Only 40 miles to COLUMBUS, OH and 4.5 miles to Circleville, OH
- Adjacent to an active Norfolk Southern railway

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AUCTION SITE: AMVETS located at 818 Tarlton Rd., Circleville, OH 43113
800.451.2709 | SchraderAuction.com

CIRCLEVILLE, OHIO PICKAWAY COUNTY (Pickaway Twp)

AUCTION TERMS & PROCEDURES:

PROCEDURES: The property will be offered as 1 tract consisting of a 183.76+/- acre unit.

DOWN PAYMENT: Real Estate 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). All tracts sold "As-Is".

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

CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before August 15, 2025.

POSSESSION: Possession will be given at closing subject to the removal of the corn crop in the field. Buyer to assume the current tree lease that expires on December 31, 2027. Buyer to receive 2026 CROP RIGHTS on all tillable land not subject to the tree lease.

REAL ESTATE TAXES / ASSESSMENTS: Seller to pay the 2025 taxes payable in 2026 by giving the buyer a credit at closing. The property is currently under CAUV.

CRP and BUFFER STRIPS: The farm currently has a CRP waterway and additional grassed buffer strips that are under contract with the USDA. Buyer to assume responsibility of the said contracts. Contact agent for details.

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

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

SURVEY: The property will transfer using the current legal description which has been approved by the Pickaway County engineer.

EASEMENTS & LEASES: Sale of the property is subject to any and all easements of record. Current lease on 55+/- acres for nursery stock production at a rate of \$ 325.00/acre to expire on 12/31/2027.

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.

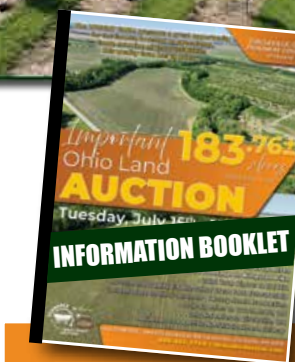
DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the Terms and Conditions outlined in the Purchase Agreement. The property is being sold on "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning 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 ACCIDENT.

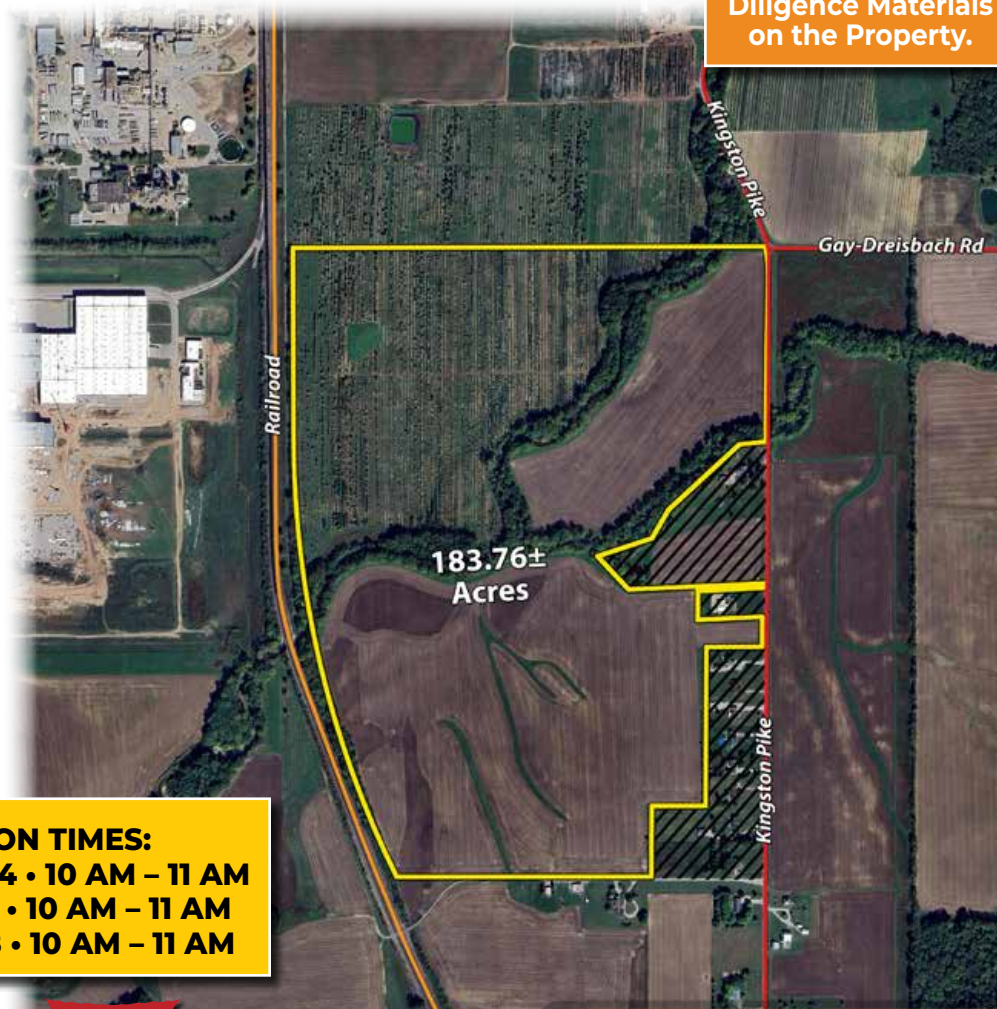


ONLINE BIDDING AVAILABLE

You may bid online during the auction at 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.



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



INSPECTION TIMES:
Tuesday, June 24 • 10 AM – 11 AM
Tuesday, July 1 • 10 AM – 11 AM
Tuesday, July 8 • 10 AM – 11 AM

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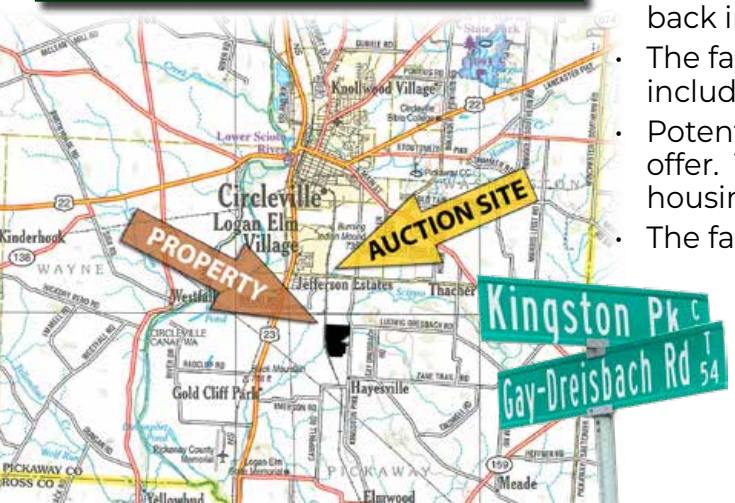
800-451-2709
SchraderAuction.com

OWNER: Terry E. & Jona G. Wright
FOR INFORMATION CALL AUCTION MANAGERS:
Travis Kelley: 740-572-1525 • travis@schraderauction.com
Andy Walther: 765-969-0401 • andy@schraderauction.com

FARM DESCRIPTION: Section 8 of Pickaway Township, Pickaway Co.

If you are looking for a farm that combines income potential along with excellent land stewardship and recreational opportunities, this is it. Highlights include:

- 160.62+/- Crop land acres in (3) fields. The farm boasts a quality soil mix predominantly made up of Ross, Warsaw, Miamian & Genesee silt loams.
- Conservation is a priority on the farm as it includes 6.46 acres of grassed filter strips protecting the Scioto River Basin and the creek that runs through the farm. These filter strips generate an annual payment of \$3,306.00 (\$511.70/acre) with a USDA contract that expires in 2036.
- An additional 1.4+/- acre CRP contract on an improved surface drainage waterway generates an annual payment of \$173.00 (\$123.84/acre). Contract expires in 2029.
- Current nursery stock production lease expiring December 31, 2027. The northwest 55+/- acres of the farm, which lies across the creek, has been leased for nursery stock production for the last several years. Buyer to assume the lease with a current annual income of \$17,875.00. Contact agent for a copy of the lease including the stewardship plan to bring these acres back into crop production.
- The farm is divided by a beautiful stream that is flanked by mature trees including native species of walnut, maple, oak and more.
- Potential transitional value. Examine all the possibilities this farm has to offer. The farm is in a great location with industry and housing pressure nearby.
- The farm consists of (2) Pickaway County Tax Parcels.
J24-0-001-00-075-00: 182.58+/- acres
J24-0-001-00-075-10: 1.179+/- acres



Important Ohio Land AUCTION

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The **WRIGHT FARM** presents a great opportunity for the farmer, investor, or speculator. Come examine all the possibilities this quality farm has to offer!

PROPERTY LOCATION: Located 4.5 miles southeast of Circleville, OH. From the intersection of SR 22 and SR 56, continue on SR 56 (E. Main St) 1/2 mile to Kingston Pike. Turn right and travel 2.5 miles to the farm on your right. Watch for Signs!

For GPS purposes use: 26401 Kingston Pike, Circleville, OH 43113

AUCTION SITE: AMVETS located at 818 Tarlton Rd., Circleville, OH 43113. From the intersection of SR 22 and SR 56, continue on SR 56 (E. Main St) 1/2 mile to Kingston Pike. Turn right and travel 2 miles to Tarlton Rd. Then right 1/2 mile to auction site.