

Terms & Conditions: 126^{+/-} Acre Farm - Owners, Byron & Wilma P. Rutan Trust

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, OH Auct. Lic. #2004000060) will offer this property at public auction on November 21, 2013. At 6:30 PM, 126.226 acres, more or less, will be sold at The Gathering Place, Eaton, OH. This property will be offered as one single unit, in tracts or in combination. Each bid shall constitute an offer to purchase and the final bid, if accepted by the Sellers, shall constitute a binding contract between the Buyers and the Sellers. The auctioneer will settle any disputes as to bids and his decision will be final. To place a confidential phone, mail or wire bid, please contact Craig Springmier at 937-533-7126, at least two days prior to the sale.

ACREAGE: The acreages listed in this brochure are estimates taken from the county assessor's records, FSA records and/or aerial photos.
 SURVEY: There was a new survey of the property completed in April of 2013. The survey has been approved by the Preble County Auditor's Office. Therefore, no new survey will be completed.
 DOWN PAYMENT: 10% of the accepted bid down on the day of the auction with the balance due at closing. The down payment must be in the form of personal check, cashier's check, cash or corporate check. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. BE SURE YOU HAVE FINANCING ARRANGED, IF NECESSARY, AND ARE CAPABLE OF PAYING CASH AT CLOSING.

APPROVAL OF BIDS: The Sellers reserve the right to accept or reject any and all bids. All successful bidders must enter into a purchase agreement the day of the auction, immediately following the conclusion of the bidding.

DEED: The Sellers will provide a Trustee's Deed at closing.
 EVIDENCE OF TITLE: The Sellers will provide an Owner's Title Insurance Policy to the Buyers. The Buyer shall provide and pay for the title insurance policy and any conveyance fees. Each Buyer is responsible for a Lender's Policy, if needed. If the title is not marketable, then the purchase agreement(s) are null and void prior to the closing, and the Broker will return the Buyer's earnest money.

CRP: CRP Payments will be prorated to the day of deed recording, using the fiscal year of October 1 to September 30. The Buyers will receive all responsibility for the maintenance of the CRP land in the future. If any Buyer removes any acres from the CRP contract(s), that Buyer is solely responsible for repayment of all received payments, interest and penalties. The contract on 3.0 acres has an annual payment of \$619 and expires 9/30/2021.

EASEMENTS: The sale of this property is subject to any and all easements of record.
 CLOSING: The closing shall be on or about December 23, 2013. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of land will be at closing subject to the tenant's rights. Possession of building will be at closing.
 REAL ESTATE TAXES: Real estate taxes for 2012 were \$2,400.38. Seller will pay the 2013 taxes due and payable in 2014. Buyers will pay the 2014 taxes due and payable in 2015 and all taxes thereafter.

MINERAL RIGHTS: All mineral rights owned by the Sellers will be conveyed to the Buyers.
 PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigation, inquiries and due diligence concerning the property.

Further, Sellers disclaim any and all responsibility for bidder's safety during any physical inspections of the property. No party shall be deemed to be invited to the property by HRES or the Sellers.
 AGENCY: Halderman Real Estate Services; Metzger Property Services LLC, Auctioneer and their representatives, are exclusive agents of the Sellers.

DISCLAIMER: All information contained in this brochure and all related materials are subject to the Terms and Conditions outlined in the purchase agreement. This information is subject to verification by all parties relying upon it. No liability for its accuracy, errors or omissions is assumed by the Sellers or HRES. All sketches and dimensions in this brochure are approximate. ANNOUNCEMENTS MADE BY HRES AND/OR THEIR AUCTIONEER AT THE AUCTION DURING THE TIME OF THE SALE TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIALS OR ANY OTHER ORAL STATEMENTS MADE. 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 HRES. Each prospective bidder is responsible for conducting his/her independent inspections, investigations, inquiries and due diligence concerning the property. Except for any express warranties set forth in the sale documents, Buyers accept the property "AS IS," and Buyers assume all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Sellers and HRES make no warranty or representation, express or implied or arising by operation of law, including any warranty for merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall the Sellers or HRES be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of HRES and/or the auctioneer. The Sellers and HRES 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 HRES and/or the auctioneer are final.

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2 AUCTIONS
241^{+/-}
Total Acres
 Preble County • Ohio

126^{+/-} Acres
2 Tracts
 Highly Productive
 Cropland

115^{+/-} Acres
2 Tracts
 Highly Productive Cropland
 Home & Outbuildings

Thursday, November 21st • 6:30 PM

Auction Conducted by:

Chad Metzger, OH Auct. Lic. #2004000060

PLACE BID Online Bidding
 is Available



Terms & Conditions: 115^{+/-} Acre Farm - Owners, Steve & Zachery Ruschau Farm

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, OH Auct. Lic. #2004000060) will offer this property at public auction on November 21, 2013. At 6:30 PM, 115.285 acres, more or less, will be sold at The Gathering Place, Eaton, OH. This property will be offered as one single unit, in tracts or in combination. Each bid shall constitute an offer to purchase and the final bid, if accepted by the Sellers, shall constitute a binding contract between the Buyers and the Sellers. The auctioneer will settle any disputes as to bids and his decision will be final. To place a confidential phone, mail or wire bid, please contact Craig Springmier at 937-533-7126, at least two days prior to the sale.

ACREAGE: The acreages listed in this brochure are estimates taken from the county assessor's records, FSA records and/or aerial photos.
 SURVEY: The Sellers reserve the right to determine the need for and type of survey provided. If an existing legal description is adequate for title insurance for a tract or tracts, no new survey will be completed. If the existing legal description is not sufficient to obtain title insurance, or if this property sells in multiple tracts requiring new legal descriptions, a survey will be completed, the cost of which will be shared 50/50 by the Sellers and the Buyer(s). The Sellers will choose the type of survey to be completed and warrant that it will be sufficient to provide an owner's title insurance policy for the tract(s). If a survey is completed, the purchase price for the surveyed tract(s) will be adjusted, up or down, to the exact surveyed acres. The price per acre will be the auction bid price for the tract, divided by the tract acreage estimated in the auction brochure. Combination purchases will receive a perimeter survey only.

DOWN PAYMENT: 10% of the accepted bid down on the day of the auction with the balance due at closing. The down payment must be in the form of personal check, cashier's check, cash or corporate check. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. BE SURE YOU HAVE FINANCING ARRANGED, IF NECESSARY, AND ARE CAPABLE OF PAYING CASH AT CLOSING.

APPROVAL OF BIDS: The Sellers reserve the right to accept or reject any and all bids. All successful bidders must enter into a purchase agreement the day of the auction, immediately following the conclusion of the bidding.

DEED: The Sellers will provide a General Warranty Deed at closing.
 EVIDENCE OF TITLE: The Sellers will provide an Owner's Title Insurance Policy to the Buyers. The Buyer shall provide and pay for the title insurance policy and any conveyance fees. Each Buyer is responsible for a Lender's Policy, if needed. If the title is not marketable, then the purchase agreement(s) are null and void prior to the closing, and the Broker will return the Buyer's earnest money.

CRP: CRP Payments will be prorated to the day of deed recording, using the fiscal year of October 1 to September 30. The Buyers will receive all responsibility for the maintenance of the CRP land in the future. If any Buyer removes any acres from the CRP contract(s), that Buyer is solely responsible for repayment of all received payments, interest and penalties. The contract on 1.9 acres has an annual payment of \$369 and expires 9/30/2020.

EASEMENTS: The sale of this property is subject to any and all easements of record.
 CLOSING: The closing shall be on or about January 7, 2014. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession will be at closing.
 REAL ESTATE TAXES: Real estate taxes for 2012 were \$3,357.70. Seller will pay the 2013 taxes due and payable in 2014. Buyers will pay the 2014 taxes due and payable in 2015 and all taxes thereafter.

MINERAL RIGHTS: All mineral rights owned by the Sellers will be conveyed to the Buyers.
 PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigation, inquiries and due diligence concerning the property.

Further, Sellers disclaim any and all responsibility for bidder's safety during any physical inspections of the property. No party shall be deemed to be invited to the property by HRES or the Sellers.
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2 AUCTIONS 241^{+/-} Total Acres

126^{+/-} Acres
2 Tracts
 Highly Productive
 Cropland
 Owners:
Byron & Wilma P. Rutan Trust

115^{+/-} Acres
2 Tracts
 Highly Productive Cropland
 Home & Outbuildings
 Owners:
Steve & Zachery Ruschau Farm

Craig Springmier
 937.533.7126
 craigs@halderman.com
Preble County, OH
November 21st • 6:30 PM

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2 AUCTIONS
241^{+/-} Total Acres
 Monroe Township • Preble County • Ohio

126^{+/-} Acres
2 Tracts
 Highly Productive
 Cropland
 Owners:
Byron & Wilma P. Rutan Trust

115^{+/-} Acres
2 Tracts
 Highly Productive Cropland
 Home & Outbuildings
 Owners:
Steve & Zachery Ruschau Farm

Owners:
Byron & Wilma P. Rutan Trust

Owners:
Steve & Zachery Ruschau Farm

Thursday, November 21st • 6:30 PM
 The Gathering Place • 501 Nation Ave • Eaton, OH 45320

Auction Conducted by: Chad Metzger OH Auct. Lic. #2004000060



Craig Springmier
 Eaton, OH
 937.533.7126
 craigs@halderman.com

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 HLS# CLS-11289 (13) (Rutan)
 HLS# CLS-11322 (13) (Ruschau)
 800.424.2324 | www.halderman.com

126[±] Acre Farm

Owners: Byron & Wilma P. Rutan Trust

110.71[±] Tillable

8.33[±] Wooded

3[±] CRP

VISUAL TOUR AVAILABLE: www.halderman.com

Property Information:

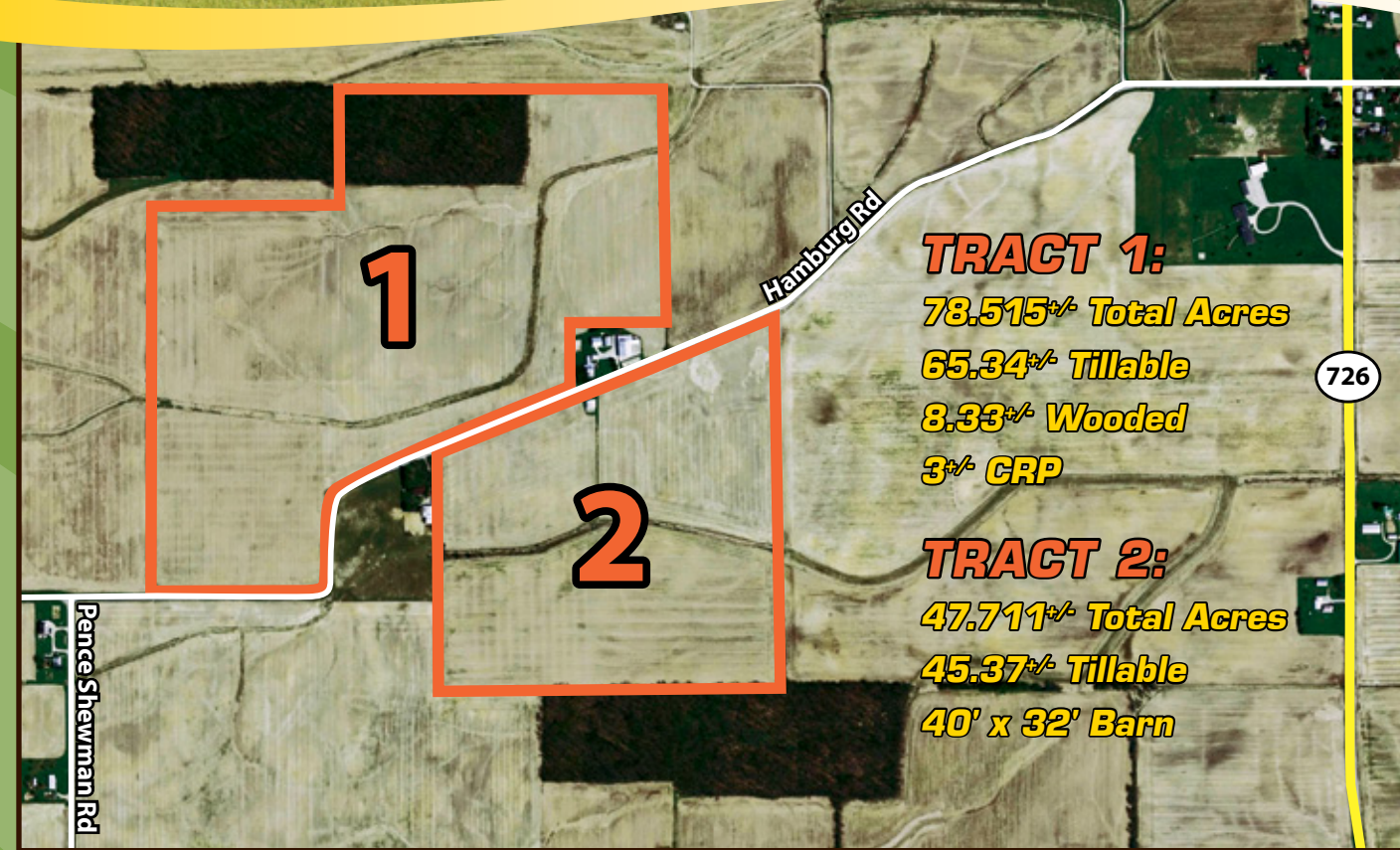
Location: 1.5 miles southwest of Eldorado, on both sides of Hamburg Rd

Zoning: Agricultural

Topography: Level to Gently Rolling

School District: National Trail High School

Annual Taxes: \$2,400.38

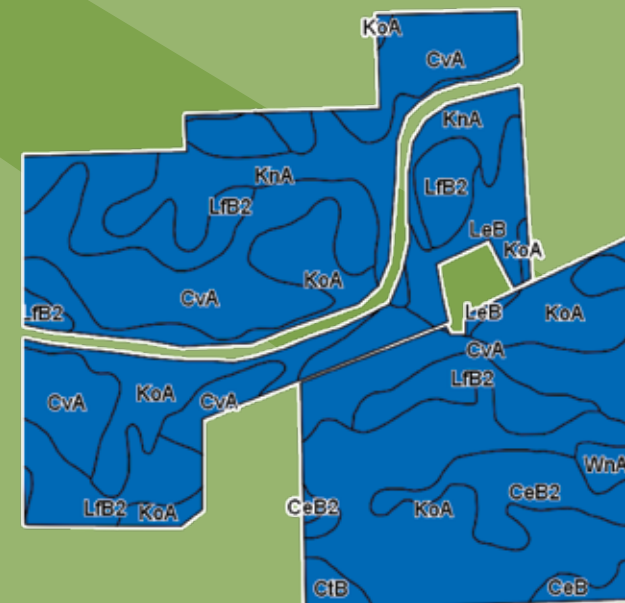


TRACT 1:
78.515[±] Total Acres
65.34[±] Tillable
8.33[±] Wooded
3[±] CRP

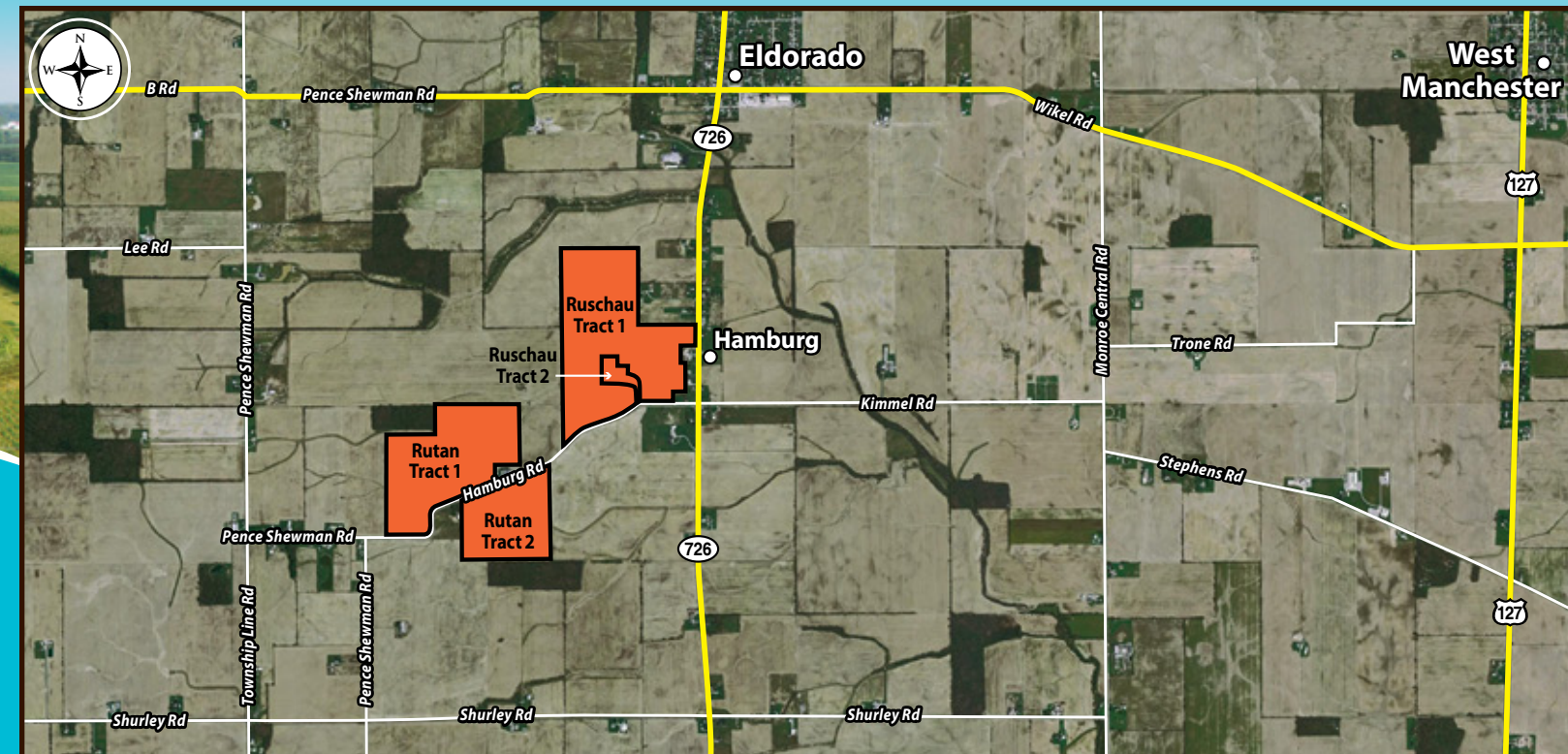
TRACT 2:
47.711[±] Total Acres
45.37[±] Tillable
40' x 32' Barn

Soils Info

Code	Soil Description	Acres	Corn	Soybeans
Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.				
KoA	Kokomo silty clay loam, 0 to 1 percent slopes	36.11	155	52
CvA	Crosby-Lewisburg silt loams, 0 to 2 percent slopes	33.67	130	48
LfB2	Lewisburg-Celina clay loams, 2 to 6 percent slopes, eroded	19.14	98	33
KnA	Kokomo silt loam, 0 to 1 percent slopes	10.20	155	52
CeB2	Celina silt loam, 2 to 6 percent slopes, eroded	5.77	128	40
LeB	Lewisburg-Celina silt loams, 2 to 6 percent slopes	4.36	108	38
CiB	Crosby-Celina silt loams, 2 to 4 percent slopes	1.40	126	43
CeB	Celina silt loam, 2 to 6 percent slopes	1.31	135	43
WnA	Westland silt loam, 0 to 2 percent slopes	1.22	155	58
Weighted Average		134.1	46.3	



241[±] Acres in 2 Nearly Contiguous Farms



- 4th Generation Well-Maintained Farm
- 15+ Year Reputable and Competent Tenant who has taken care of the ground
- Pattern and Random Tile where Appropriate, Well-Drained Fields
- Newer Well-Maintained Waterway



FSA DATA:

Corn Base: 60.5 Acres
DP & CC Yield: 113 bu/ac
Soybean Base: 48.2 Acres
DP & CC Yield: 34 bu/ac
Wheat Base: 2.8 Acres
DP & CC Yield: 47 bu/ac

115[±] Acre Farm

Owners: Steve & Zachery Ruschau Farm

109.5[±] Tillable

3[±] Acre Homesite

1.9[±] CRP

Property Information:

Location: .5 mile south of Eldorado, in the northwest corner of SR 726 & Hamburg Rd

Zoning: Agricultural

Topography: Level to Gently Rolling

School District: National Trail High School

Annual Taxes: \$3,357.70

OPEN HOUSE DATES:

Oct. 24th • 5-6 PM

Nov. 9th • 1-2 PM

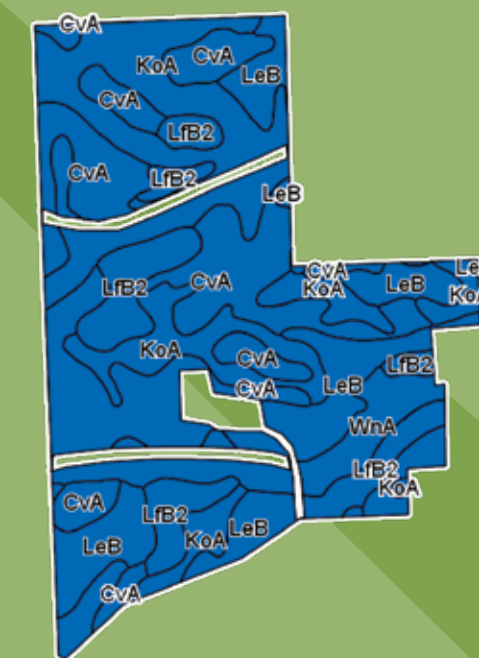
Property Address:
3516 Hamburg Rd
Eldorado, OH

HOME DETAILS:

- 1,728 sq ft of Living Space
- 4 Bedrooms
- 1½ Bathrooms
- Hardwood Floors
- 24' x 24' Detached Garage

OUTBUILDINGS DETAILS:

- 56' x 38' Bank Barn
- 15,000 Bushel Grain Bin
- Older Outbuildings



Soils Info

Code	Soil Description	Acres	Corn	Soybeans
Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.				
CvA	Crosby-Lewisburg silt loams, 0 to 2 percent slopes	35.66	130	48
KoA	Kokomo silty clay loam, 0 to 1 percent slopes	32.35	155	52
LeB	Lewisburg-Celina silt loams, 2 to 6 percent slopes	18.87	108	38
LfB2	Lewisburg-Celina clay loams, 2 to 6 percent slopes, eroded	13.58	98	33
WnA	Westland silt loam, 0 to 2 percent slopes	8.05	155	58
Weighted Average		131.5	46.3	



FSA DATA:

Corn Base: 76.1 Acres
DP & CC Yield: 104 bu/ac
Soybean Base: 20.7 Acres
DP & CC Yield: 29 bu/ac