TUESDAY, NOVEMBER 11, 2008
Sale Time 6:00 P.M.
Memorial Building, 615 N. Center St., Belle Center, Ohio

PROPERTY
SHOWINGS
Sat., October 25 &
Sat., November 8
10:00 A.M. - 2:00 P.M.
at the house at 20057 County Road 65

For additional information or to arrange a property showing contact:
Jim McElroy, Agent
740-857-1588
Irwin, Ohio
jmcelroy@farmersnational.com

Mark Kennedy, Auctioneer
Lic.# 2002000179
Murphysboro, IL

Serving America’s Landowner since 1929

Offered in 8 Tracts

872± ACRES
Hardin County, Ohio

For additional information about this property, please contact:
BROKER STATEMENT

Farmers National Company is proud to offer at public auction this attractive 872 acre property owned by the Zerbee Trusts. Included in the auction is a small house and all of the buildings necessary for horses and 4-H projects. Take a close look at tract 7 for some extraordinary recreational, wildlife, and building sites.

We have divided the Zerbee farm into 8 individual tracts to offer you the opportunity to acquire the property you desire. We invite your inspection of this quality farm at any time. To obtain more information, please contact one of the listed Farmers National Company representatives. I hope to see you at the auction.

Mark Kennedy, Auctioneer; Jim McElroy, Agent

AUCTION TRACTS

TRACT #1: 99.53 ± acres with 92.59 NHEL cropland acres. Majority of soils are Pewamo. This tract has 1740 feet of frontage on CR 190. This tract is producing certified organic crops.

TRACT #2: 150 ± acres with 145.8 NHEL cropland acres. Majority of soils are Blount Silt Loam and Pewamo. This tract has 1900 feet of frontage on CR 200. This tract is producing certified organic crops.

TRACT #3: 76 ± acres with 73.7 NHEL cropland acres. Majority of soils are Blount silt loam and Pewamo. This tract has 1860 feet of frontage on CR 65.

TRACT #4: 70 ± acres with 68.1 cropland acres, of which 43.02 are HEL. Majority of soils are Blount silt loam and Glynwood silt loam. This tract has .54 acres of CRP in a waterway. This tract has 900 feet of frontage on CR 200 and 2450 feet of frontage on CR 65.

TRACT #5: 66 ± acres with 63.2 NHEL cropland acres. Majority of soils are Blount silt loam and Pewamo. This tract has 980 feet of frontage on CR 65.

TRACT #6: 210 ± heavily wooded acres. The value of the existing timber is appraised at $150,000.00. Inventory and appraisal are available upon request. This tract has 1,800 feet of frontage on CR 200.

TRACT #7: 200 ± acres with stream, woodland, pasture, and 83.97 cropland acres, of which 21.47 are HEL. This tract has 3890 feet of frontage on CR 65.

TRACT #8: 1.4 ± acres with 2 story house and two barns.

Method of Sale: Tracts 1 through 8 will be offered individually, in combination, and as a total unit. All bids will compete and will open for bid advancement until the auctioneer announces the property to be sold or closes the bidding.
**GENERAL INFORMATION**

**Farm Information:** Farm information: Tracts 1 through 7 have 527 cropland acres. Topography is gently rolling to rolling. The farm is enrolled in the farm program, with existing bases of: corn - 208.3 acres with a "direct" yield of 103; soybeans – 271.6 acres with a "direct" yield of 28; and wheat – 15.8 acres with a "direct" yield of 47.

Major soil types are Blount Silt Loam, Pewamo, and Glynwood Silt Loam.

**Taxes:** The 2007 taxes, paid in 2008 were $3529.74 after the CAUV reduction.

**Community Information:** All tracts are in the Upper Scioto Valley School District.

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**Auction Terms**

**Acceptance of Bid Prices:** All successful bidders will sign a purchase agreement at the auction site immediately following the close of bidding. All final bid prices are subject to the owner’s approval.

**Down Payment:** Ten percent (10%) down payment on the day of the auction, upon signing of a purchase agreement immediately following the close of bidding. The down payment may be paid in the form of cash, personal check, or cashier’s check. The remainder of the purchase price is payable in cash at closing.

**Your Bidding is Not Conditional Upon Financing,** so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

**Real Estate Taxes:** 2008 real estate taxes payable in 2009 will be paid by the seller. The purchaser shall be responsible for any change in taxing status or recoupments resulting from a change in land use.

**Commodity Credit Payments:** Should the property sell in multiple tracts, the Hardin County Farm Service Agency will determine the allocation of the corn, soybean, and wheat bases.

**Acreage:** All acreages are approximate and have been estimated based on current legal descriptions and/or aerial photos.

**Closing Date:** Projected closing date is on or before December 19, 2008.

**Possession:** Possession of the farmland and house will be upon successful closing, or completion of harvest, whichever is later.

**Evidence of Title:** Sellers will provide Title Insurance. The cost of the insurance will be shared equally by the seller and buyer.

**Mineral Rights:** The sale will include all of the mineral rights owned by the seller.

**Survey:** At the seller’s option, the seller shall provide a new survey where there is no existing legal description or where the tract divisions in the auction create new boundaries. Any need for a new survey will be determined solely by the seller. The seller will pay 100% of the cost if a survey is needed. The type of survey performed shall be at the seller's option and sufficient for obtaining title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres.

**Agency:** Farmers National Company and its representatives are exclusive agents for 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 agreement to purchase. ANNOUNCEMENTS MADE BY THE AUCTIONEER AT THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. 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. 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 believed to be accurate but 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. All sketches and dimensions in this brochure are approximate. All acreages are approximate and have been estimated based on aerial photographs. Conduct at the auction and increments of bidding are at the direction and discretion of the auctioneer. The seller and Auction Company reserve the right to preclude any person from bidding if there is any question as to the person’s credentials, fitness, etc. No absentee or telephone bids will be accepted at the auction without prior approval of the Auctioneer. All decisions of the auctioneer are final.

**Owners:** Louis Zerbee Trust, Elizabeth Zerbee Trust

**Auction Location:** Memorial Building
615 N. Center St., Belle Center, Ohio
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LAND AUCTION
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