

**TERMS & CONDITIONS**

**PROCEDURES:** The property will be offered in 2 individual tracts, any combination of tracts, or as a total 41+ acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete. **DOWNPAYMENT:** 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:** Sellers shall provide an owner's title insurance policy in the amount of the purchase price. **DEED:** Sellers shall provide Trustee Deed. **CLOSING:** The targeted closing date will be approximately 30 days after the auction. The balance of the real estate purchase price is due at closing. **POSSESSION:** At closing. Approximately 7 acres of hay reserved until August 1, 2019 for tenant's rights. Appliances are included. **REAL ESTATE TAXES:** Seller to pay taxes payable November 2019. Buyer to pay taxes due and payable May 2020 and thereafter. Taxes estimated at \$2,139.78/year for Tracts 1 & 2. **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. Buyer(s) and Seller will share survey expense 50:50. Combination purchases will receive a perimeter survey only. Closing prices will be adjusted to reflect any differences between advertised and surveyed acreage's. **EASEMENTS:** Sale of the property is subject to any and all easements of record. **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 decision of the Auctioneer is 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.**

**75<sup>th</sup> ANNIVERSARY**  
Since 1944 **SCHRADER**

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Centerville, IN 47330

**AUCTION MANAGER:**  
**STEVE SLONAKER**

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AC63001504, AU19300120

**CORPORATE HEADQUARTERS**  
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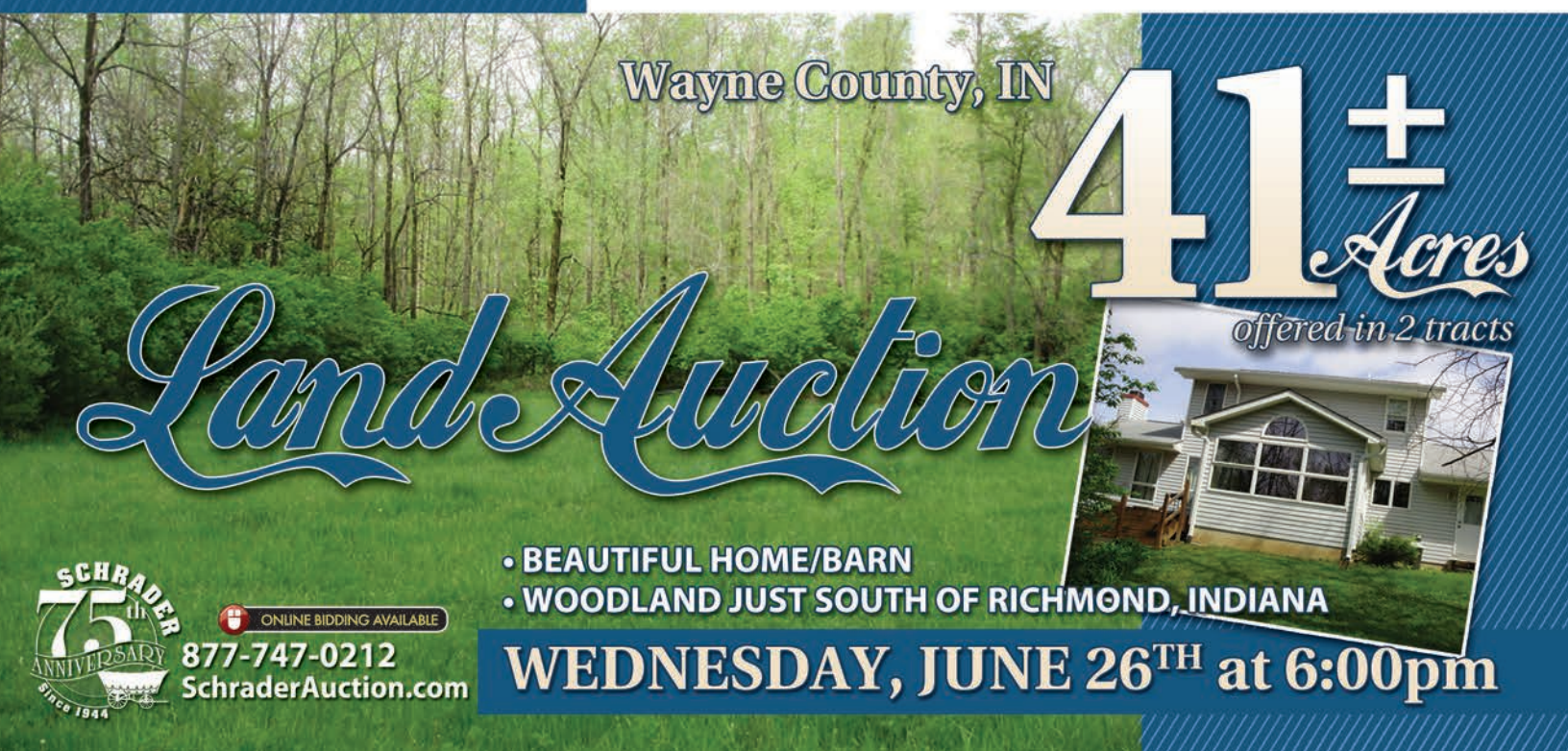
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**41± Acres** *offered in 2 tracts* **Land Auction**  
*South of Richmond* **Wayne County, IN**



**Wayne County, IN**

**41± Acres**  
*offered in 2 tracts*

**Land Auction**



- BEAUTIFUL HOME/BARN
- WOODLAND JUST SOUTH OF RICHMOND, INDIANA

**WEDNESDAY, JUNE 26<sup>TH</sup> at 6:00pm**

**SCHRADER 75<sup>th</sup> ANNIVERSARY**  
Since 1944 **ONLINE BIDDING AVAILABLE**  
**877-747-0212**  
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South of Richmond

# 41± Acres

Wayne County, IN

offered in 2 tracts

# Land Auction

## WEDNESDAY, JUNE 26<sup>TH</sup> at 6:00pm



**AUCTION SITE:** 5484 Fouts Rd., Richmond, IN.

Inside nice Morton Barn.

**PROPERTY LOCATION:** 5484 Fouts Rd. From Richmond south on Hwy. 227 to Fouts Rd. on the right. Then south 3 miles to tract on the right. From Boston west on Old 122 to Fouts Rd. then right ¾ mile to property on the left.

### FEATURES:

- 2 Miles West of Richmond Airport
- Well Maintained Home with Hay Field
- Beautiful Timber Tract • Plenty of Frontage on Fouts Rd.

### TRACT DESCRIPTIONS:

All acreages are approximate. (Sec. 33 Twp. 13N R 1W)

**TRACT 1: EST. 15± ACRES** with well built, 1,981 sq. ft. home with 4 bedrooms, 2 ½ baths and full basement. Original owner with local contractor built in 1989 with all 2 x 6 material. Well maintained. Good well and septic. Nice 24' x 48' Morton Pole Building with all concrete floor. 7± acre hay field and beautiful woodland in this tract.

**TRACT 2: 26± ACRES** pretty woodland with stream. Managed timber tract by owners for the last 30 years. Last timber sale was in 2010 marked by professional forester. Timber stand improvement done. Species include Walnut, Oak, Maple and Poplar. Plenty of frontage on Fouts Rd. Building, recreational or timber investment, this is a perfect place.

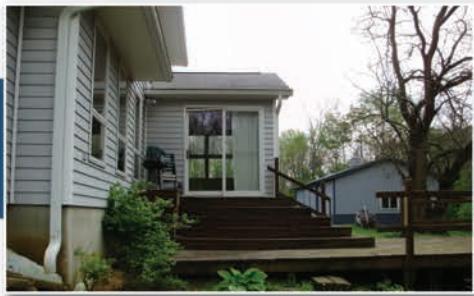


See more Pictures online at [SchraderAuction.com](http://SchraderAuction.com)



**STAFFED INSPECTION DATES:**  
Saturday, June 8 • 9am - 12 Noon  
Saturday, June 15 • 9am - 12 Noon  
Saturday, June 22 • 9am - 12 Noon  
*Please do not visit property without Schrader Agent.*

**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.



**OWNER:** Robert P. and Mary Ellen Slagal, Trustees  
For Information call: Sales Manager:  
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