

Land AUCTION
Eastern Indiana
 Wednesday, December 10 • 1 PM
 Auction held at Golay Community Center, Cambridge City, IN

- 187± TILLABLE ACRES - "BUYER RECEIVING 2015 CROP RIGHTS"
- Timberland and Recreational Areas
- Potential Building Site with POND
- Predominately Treaty and Crosby Soils
- GREAT LOCATION - 12 Miles Northwest of RICHMOND, IN

233±
 Acres
 OFFERED IN 6 TRACTS
 SCHRADER
 Real Estate and Auction Company, Inc.

WILLIAMSBURG, IN • Wayne County, Green Township

800-451-2709
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950 N. Liberty Dr., Columbia City, IN 46725
 260-244-7606 • 800-451-2709
 300 N. Morton Avenue, Centerville, IN 47330
 Auction Managers: Andy Walther & Steve Stonaker
 1-877-747-0212 • 765-969-0401
 andy@schraderauction.com

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233±
 Acres
 WILLIAMSBURG, IN
 Wayne County
 Green Township
Eastern Indiana



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233[±] Acres Land AUCTION

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The SLONAKER FARM boasts quality soils, an outstanding location, and an attractive POND and WOODS. Whether you're a crop farmer, woodland buyer, or looking for a potential building site, this property warrants your attention!

PROPERTY LOCATION:

Corner of Carlos and W.E. Oler Rd. Williamsburg, IN. From I-70 and exit 145, travel north 8 miles on Centerville Rd. to W.E. Oler Rd. Then west 2 miles to the farm. From the intersection of IN SR 1 and US 35, travel southeast on US 35 about 6 miles to Carlos Rd. South 1.5 miles to the farm.

AUCTION LOCATION:

GOLAY COMMUNITY CENTER, (Northwest corner of the Junction of US 40 and IN SR 1) Located at Cambridge City, IN

TRACT DESCRIPTIONS: (All Acreages are Approximate)

TRACT 1: 20± Acres at the corner of Carlos and W.E. Oler Rd. Beautiful tract with pond and wooded pasture. Great potential building site. 48'x96' Morton pole building with well. Nice established drive. 670'± of frontage on W.E. Oler and 1320'± on Carlos. Northeastern School system. This is a MUST SEE!

TRACT 2: 20± Acres with nearly all tillable. 670'± of frontage on W.E. Oler Rd.

TRACT 3: 40± Acres nearly all tillable. 1310'± of frontage on Carlos Rd. This is a great investment tract with predominately Crosby, Treaty and Strawn soils.

TRACT 4: 75± Acres nearly all tillable with improved waterways. 225'± of frontage on W.E. Oler Rd.

TRACT 5: 50± Acres. 910'± of frontage on W.E. Oler Rd. Nearly all tillable with grassed waterways.

TRACT 6: 28± Acres of woods and grassland. Great tract for the hunter or outdoor enthusiast. Nice mix of mature hardwoods. 375± ft. of frontage on W.E. Oler Rd. Come examine this great property.

**OWNER: VIDA G. SLONAKER RESTATED TRUST,
First Merchants Bank & Raymond E. Adkins, Successor Trustees**

Auction Managers: Andy Walther and Steve Slonaker

For Information Call

1-877-747-0212

765-969-0401

SCHRADER 800-451-2709
Real Estate and Auction Company, Inc. SchraderAuction.com

Auction Terms & Procedures

PROCEDURES: The property will be offered in 6 individual tracts, any combination of tracts, or as a total 233± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer.

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: Seller shall provide a Title insurance policy in the amount of the purchase price.

DEED: Seller shall provide a Trustees Deed.

CLOSING: The balance of the real estate purchase price is due at closing, which will take place within 15 days of presentation of marketable title projected to be on or before January 15, 2015.

POSSESSION: Possession will be delivered at closing.

REAL ESTATE TAXES / ASSESSMENTS: Seller

to pay the 2014 taxes due and payable in 2015 by giving the buyer a credit at closing.

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. If a survey is needed, Buyer(s) and Seller will share survey expense 50:50. If the property sells in its

entirety, no new survey will be completed.

FSA INFORMATION: See Agent

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:

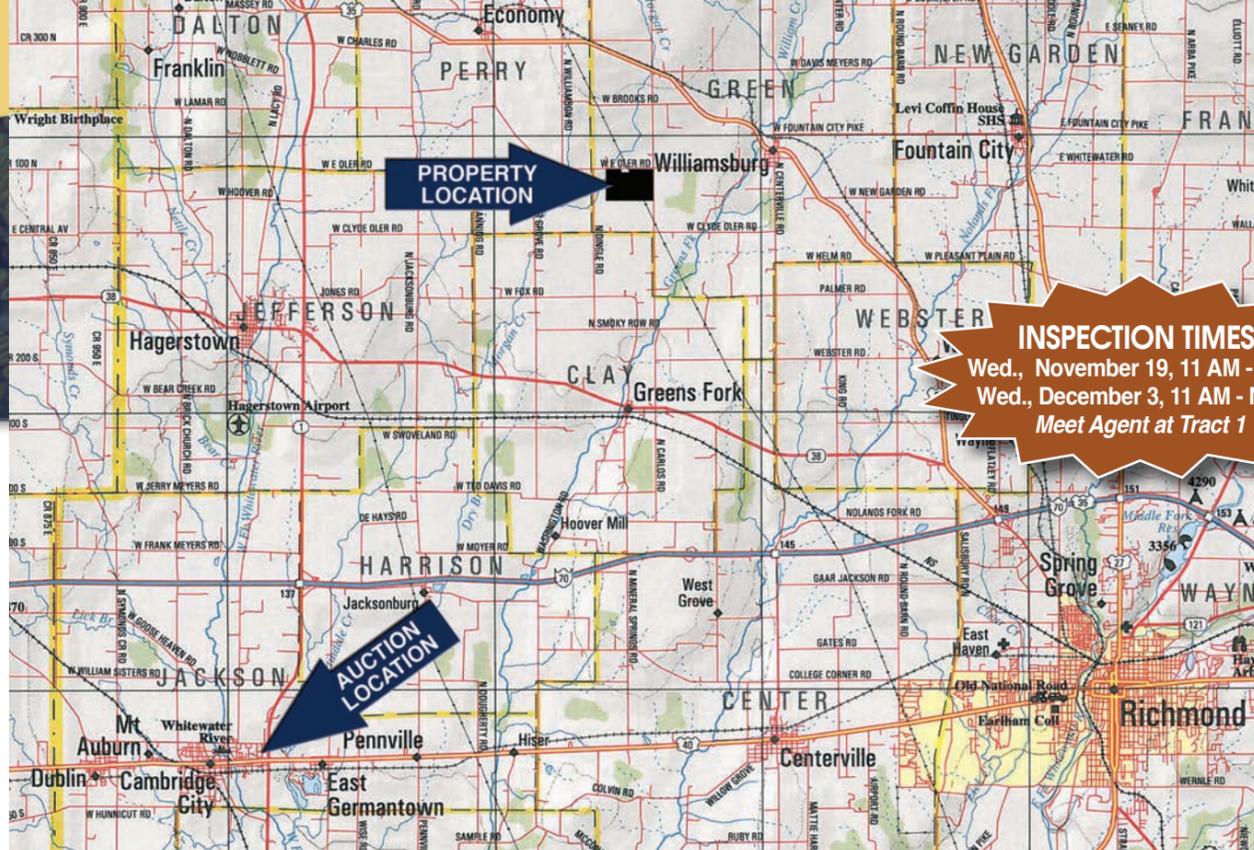
All information contained in this brochure and all related materials are subject to the Terms and Conditions outlined in the Purchase Agreement. The property is being sold on "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the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

Some photos are for illustrative purposes only and are not of the auction property.



INSPECTION TIMES:

Wed., November 19, 11 AM - Noon

Wed., December 3, 11 AM - Noon

Meet Agent at Tract 1



WILLIAMSBURG, IN • WAYNE COUNTY, GREEN TOWNSHIP



SOIL TYPES	
Code	Soil Name
CrA	Crosby silt loam
Tr	Treaty silty clay loam
SuB3	Strawn clay loam
CrB	Crosby-Celina silt loams
SuC3	Strawn clay loam
Ge	Genesee silt loam

