

OFFERED IN 2 TRACTS

and Cropland Nice Small Farm with Buildings

10 miles West of Richmond 2-1/2 miles North of Hwy. 1 & I-70 Interchange 2 miles Southeast of Hagerstown

YTNUOD ANYAW • MAYNE COUNTY

SOUTHEASTERN INDIANA • WAYNE CO.

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SALES MANAGER: Steve Slonaker P.O. Box 202, Centerville, IN 47330

> 260-244-7606 • 800-451-2709 Columbia City, IN 46725 950 North Liberty Drive

Real Estate and Auction Company, Inc.











EVIDENCE OF TITLE: Sellers shall provide an own- ies are created by the tract divisions in this auction. and no warranty or representation, either express or SPONSIBLE FOR ACCIDENTS.

Seller's acceptance or rejection. will be required to enter into a purchase agreement VCCEDLVNCE OF BID PRICES: Successful bidder(s) if needed and are capable of paying cash at closing.

financing, so be sure you have arranged financing, porate check. Your bidding is not conditional upon form of cash; cashiers check, personal check or corat closing. The down payment may be made in the to closing with 20% down payment. combinations and the total property may compete. all tracts and combinations during the auction as tive's Deed. individual tracts, any combination of tracts, or as chase price.

\$2,667/year in 2014.

conveyed. POSSESSION: At closing. 2015 crop rights to be

payable 2015 to be credited to Buyer(s) at closing.

on the day of the auction with the balance in cash 2015. Buyer may receive cropland possession prior and all easements of record. price is due at closing, which will take place within FSA INFORMATION: See Agent determined by the Auctioneer. Bids on tracts, tract CLOSING: The balance of the real estate purchase

no existing legal description or where new boundar- property is being sold on "AS IS, WHERE IS" basis, MADE, AUCTION COMPANY OR OWNER NOT REof the auction. All final bid prices are subject to the SURVEY: A new survey will be made where there is ditions outlined in the Purchase Agreement. The MATERIAL OR ANY OTHER ORAL STATEMENTS at the auction site immediately following the close Deen estimated based on current legal descriptions. related materials are subject to the Terms and Con- OFTHE SALETAKE PRECEDENCE OVER PRINTED ACREAGE: All boundaries are approximate and have All information contained in this brochure and all

2 miles Southeast of Hagerstown • 2-1/2 miles North of Hwy. 1 & 1-70 Interchange • 10 miles West of Richmond

AGENCY: Schrader Real Estate and Auction Compathe mineral rights owned by the Seller.

MINERAL RIGHTS: The sale shall include 100% of

DOMNAVAMENT: Real Estate 10% down payment 15 days of presentation of title policy ear. by May 1, EASEMENTS: Sale of the property is subject to any by all parties relying on it. No liability for its accu-

acreage's

is final. ANY ANNOUNCEMENTS MADE THE DAY DISCLAIMER AND ABSENCE OF WARRANTIES: dentials, fitness, etc. All decision of the Auctioneer bidding if there is any question as the person's cre-KEAL ESTATE TAXES. Seller to pay all 2014 taxes ny, inc. and its representatives are exclusive agents. Agents reserve the right to preclude any person from discretion of the Auctioneer. The Sellers and Selling and increments of bidding are at the direction and or the Auction Company. Conduct of the auction racy, errors or omissions is assumed by the Sellers contained in this brochure is subject to verification diligence concerning the property. The information any differences between advertised and surveyed dent inspections, investigations, inquiries, and due a total 40 acre unit. There will be open bidding on DEED: Sellers shall provide Personal Representa- survey only. Closing prices will be adjusted to reflect responsible for conducting his or her own indepen-Combination purchases will receive a perimeter er or the auction company. Each potential bidder is

PROCEDURES: The property will be offered in 2 er's title insurance policy in the amount of the pur- Buyer(s) and Seller will share survey expense 50:50. implied, concerning the property is made by the sell-AUCTION TERMS & PROCEDURES



AUCTION SITE:

Golay Community Center, 1007 E. Main St., Cambridge City, IN (northwest corner of the Junction of US 40 and IN SR 1).

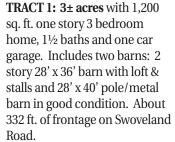
PROPERTY LOCATION:

13555 Swoveland Road, Hagerstown, IN. 2 miles south of Hagerstown. From Hwy. 1 and Hwy. 38 Intersection then south 2 mi. to Swoveland Rd. and then east ½ mi. to property on the right.



TRACT DESCRIPTIONS:

All acreages are approximate





TRACT 2: 37± acres with about 33 acres cropland and about 4 acres woodland. Good soil types and about 300 ft. of frontage on Swoveland Road.



OWNER:

JAMES HARRIS ESTATE

Lisa Longnecker, Personal Representative Per Court Order Edward O. Martin, Attorney



to be held THURSDAY, MARCH 12 • 10 AM

call Walther and Hawkins at 765-855-0835

For Information call Sales Manager:

Steve Slonaker: 877-747-0212 or 765-855-2045



800-451-2709 www.SchraderAuction.com



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