

MONDAY, MARCH 16 • at 5:00 PM

# AUCTION

*Nice Small Farm with Buildings  
and Cropland*



OFFERED IN 2 TRACTS  
**40± ACRES**

SOUTHEASTERN INDIANA • WAYNE CO.  
2 miles Southeast of Hagerstown  
2-1/2 miles North of Hwy. 1 & I-70 Interchange  
10 miles West of Richmond

[www.schraderauction.com](http://www.schraderauction.com)

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MARCH 2015						



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SALES MANAGER: Steve Slonaker  
765-855-2045 • 1-877-747-0212  
P.O. Box 202, Centerville, IN 47330

950 North Liberty Drive  
Columbia City, IN 46725  
260-244-7606 • 800-451-2709  
**SCHRADER**  
Real Estate and Auction Company, Inc.

SOUTHEASTERN INDIANA • WAYNE COUNTY  
2 miles Southeast of Hagerstown • 2-1/2 miles North of Hwy. 1 & I-70 Interchange • 10 miles West of Richmond



## AUCTION TERMS & PROCEDURES

**PROCEDURES:** The property will be offered in 2 individual tracts, any combination of tracts, or as a total 40 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 to 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 Personal Representation of the real estate purchase agreement. **CLOSING:** The balance of the real estate purchase price is due at closing, which will take place within 15 days of presentation of title policy est. by May 1, 2015. Buyer may receive cropland possession prior to closing with 20% down payment. **POSSESSION:** At closing, 2015 crop rights to be conveyed. **REAL ESTATE TAXES:** Seller to pay all 2014 taxes payable 2015 to be credited to Buyer(s) at closing. **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. **MADE, AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.**



# 40± ACRES AUCTION

**MONDAY, MARCH 16**  
**at 6:00 PM**

## 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 1: 3± acres** with 1,200 sq. ft. one story 3 bedroom home, 1½ baths and one car garage. Includes two barns: 2 story 28' x 36' barn with loft & stalls and 28' x 40' pole/metal barn in good condition. About 332 ft. of frontage on Swoveland Road.

**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

**Personal Property Auction**  
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

**SCHRADER**  
Real Estate and Auction Company, Inc.

**800-451-2709**

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## Inspection Dates:

**Thursday, March 5**  
3:00 to 5:00 PM,  
**Saturday, March 7**  
9:00 to 11:00 AM and  
**Thursday, March 12**  
10:00 to 11:00 AM

## SOIL TYPES

Code	Soil Name
CrA	Crosby silt loam
MnB2	Miami silt loam
MnC2	Miami silt loam

