

PROCEDURES: The property will be offered in 2 individual tracts, any combination of tracts, or as a total 19 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.

DOWN PAYMENT: 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 of the purchase policy in the amount of the purchase price.

EVIDENCE OF TITLE: Sellers shall provide an owner's title insurance policy in the amount of the purchase price.

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 Agency; Schrader Real Estate and Auction Company, Inc. and its representatives are exclusive agents of the seller.

MINERAL RIGHTS: The sale shall include 100% of the mineral rights owned by the Seller.

EASEMENTS: Sale of the property is subject to any and all easements of record.

SURVEY: Property to be conveyed with existing surveys. Estimated based on current legal descriptions.

REAL ESTATE TAXES: Taxes prorated to closing.

ACREAGE: All boundaries are approximate and have been estimated based on current legal descriptions.

POSSESSION: On November 14, 2015, flexible for Apartment.

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. on or before October 1, 2015.

DEED: Sellers shall provide Warranty Deed.

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

P.O. Box 202, Centerville, IN 47330

SALES MANAGER: Steve Slonaker

877-747-0212 or 765-969-1697 (Cell)

AU19300120 • AC63001504



Follow us on:



877-747-0212

SchradderAuction.com

A calendar for August 2015. The date 13 is highlighted in red. The calendar is tilted and has a blue header with the text "AUGUST 2015" and "(Cell)".

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

Green Forks • Wayne County, IN

Real Estate Auctions

Thursday, August 13
at 6:00 PM



Pretty Country Turnstead with Mineral Water Springs



19[±] Acres

Offered in 2 Tracts

Real Estate AUCTION

Thursday, August 13 at 6:00 PM

Green Forks • Wayne County, IN

PROPERTY LOCATION AND AUCTION SITE: 1420 Mineral Springs Rd., Greens Fork, IN. 2½ mi. south of Greens Fork. From Hwy. 38 and Main St. at Greens Fork then south becoming Mineral Springs Rd., then 2 mi. on the right. From Centerville west on Hwy. 40 about 2 mi. to Mineral Springs Rd. then north 2 mi. to the farm on the left *Former Mineral Springs Health Food Store Property.*

TRACT DESCRIPTIONS: *Each Tract has Survey.*

TRACT 1: 5± ACRES with great two story farmhouse including an apartment with 4,287 sq. ft. total living area. Large portion has been remodeled. Good bank barn 34' x 44' with 16' x 34' attachment. Six new stalls with water in barn. Immaculate grounds, new fence and nice stream. Property is known for own natural spring water. Beautiful grounds, some fence and good country location. Centerville schools. About 985 ft. of frontage on Mineral Springs Road.

TRACT 2: 14± ACRES woodland and pasture. Great place to have your place in the country. Nice rolling land, driveway entrance approval and septic test will be available. Nice stream crosses. Buy separately or with Tract 1. About 280 ft. of frontage on Mineral Springs Road.

**Offered separately, air system with (2) 500 gal. tank and 1,000 LP tank at Tract 1.*

Inspection Dates:

Mon., July 20 • 3-5 PM

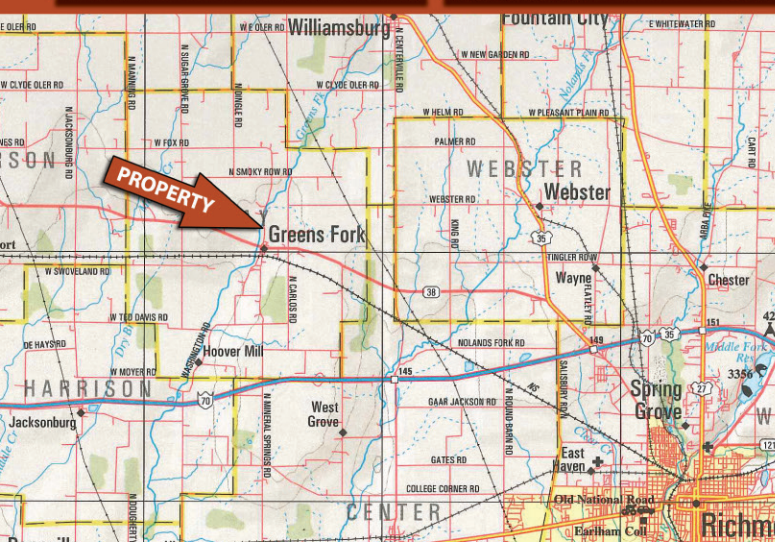
Tues., July 28 • 3-5 PM

Mon., Aug. 3 • 3-5 PM



Features:

- Beautiful Country Style 2 Story Farmhouse and Great Old Bank Barn with New Stalls
 - Immaculate Yard and Landscaping
- Great Produce and/or Greenhouse Opportunity
 - Good Access to Hwy. 40, Hwy. 38 and I-70
 - Nice Rural Area • Centerville Schools
- Extra Wooded 14 Acres for You to Buy for Your Country Place or With Tract 1
- Natural Mineral Spring Water known in Area



OWNERS:

Aaron and Malinda King
Sales Manager: Steve Slonaker
877-747-0212 or 765-855-2045

SCHRADER
Real Estate and Auction Company, Inc.



ONLINE BIDDING AVAILABLE

You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Kevin Jordan at Schrader Auction Co. - 800-451-2709.