

AUCTION TERMS & PROCEDURES
The property will be offered in 2 individual tracts, any combination of tracts, or as a total 3.3± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer.
DOWN PAYMENT: Real Estate 10% down payment on the day of the auction with the balance in cash at closing. The seller's 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: The Seller will provide a Preliminary Title Commitment and Title policy in the amount of the Purchase Price.
DEED: Seller(s) shall provide a Warranty Deed(s).
CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before November 13th, 2015.
POSSESSION: Possession will be delivered at closing. Buyer to receive 2016 CROP RIGHTS!
REAL ESTATE TAXES / ASSESSMENTS: Buyer to assume the tax payment due in 2017. Seller will pay all 2015 taxes due in 2016 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 in its entirety, no new survey will be completed.
EASEMENTS & LEASES: 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.
WARRANTIES 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 owner. Auctioneer is final.
DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIALS OR ANY OTHER STATEMENTS MADE BY THE OWNER. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENT.

SCHRADER
Real Estate and Auction Company, Inc.

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OCTOBER 2015						
Sat	Fri	Thu	Wed	Tue	Mon	Sun
3	2	1				
10	9	8	7	6	5	4
17	16	15	14	13	12	11
24	23	22	21	20	19	18
31	30	29	28	27	26	25

Wayne County, IN • Between Connersville & Richmond

REAL ESTATE Auction

Small farms of this size are getting harder to find. Come examine all of the possibilities!

Offered in 2 Tracts
Ranging from
5-28 Acres

33± acres

ONLINE BIDDING AVAILABLE

SCHRADER
Real Estate and Auction Company, Inc.

Wednesday, October 14th @ 6:00PM

REAL ESTATE Auction

Wayne County, IN • Between Connersville & Richmond

33± acres

Offered in 2 Tracts

Wednesday, October 14th @ 6:00PM

- 28± FSA CROP ACRES - 2016 CROP RIGHTS TO BUYER
- RURAL SETTING WITH A POND • 2-STORY COUNTRY HOME W/BARN • CENTERVILLE SCHOOLS

PROPERTY LOCATION: 7555 Pottershop Rd., Centerville, IN. From US 40 in Centerville (stoplight) travel south 4 miles to Tice Rd. Then right ½ mile to Merkamp Rd. Turn south (left) on Merkamp to Pottershop, then right ½ mile to auction.

AUCTION LOCATION: Held On-Site

TRACT DESCRIPTIONS: *(All Acreages are Approximates)*

TRACT 1: 28± ACRES nearly all tillable. Established field entrance with 1,000' of frontage on Pottershop Rd. Add this land to your farming operation or consider it for an estate-size building tract.

TRACT 2: 5± ACRES with house and farm buildings. 3+ BR home with 2 full baths. Nice rural setting with a pond. The vinyl sided home is surrounded by nice mature trees. Enough space for livestock or horses.

OWNER: Joseph J. Ashley

AUCTION MANAGER: Andy Walther
765-969-0401 • andy@schraderauction.com

INSPECTION TIMES:

Thursday, October 1st
5 - 6 pm
or by Appointment.



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.



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