

AUCTION TERMS & PROCEDURES

PROCEDURES: The property will be offered in 8 total 274+/- acre units. There will be open bidding on individual tracts, any combination of tracts, or as a total 274+/- acre unit. There will be open bidding on all tracts and combinations, subject to swing tract limitations, 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 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: The Seller will provide a Preliminary Title Opinion for the review of the prospective buyer(s). At closing, the Seller will provide a Title insurance policy in the amount of the purchase price. All tracts sold "As-Is".

DEED: Seller(s) shall provide a Corporate Deed. Closing: The balance of the real estate purchase price is due at closing, which will take place on or before April 19, 2016.

POSSESSION: Possession on all tracts 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 2015 taxes due and payable 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 survey expense 50:50. If the property sells in its entirety, no new survey will be completed.

EASEMENTS & LEASES: Sale of the property is subject to any and all easements or record. Also, a new ingress and egress easement will be created crossing land not included in the auction to service Auction Tract 6.

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 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.

ing 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 to the person's credentials, fitness, etc. All decision of the Auctioneer is final.

SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. AUCION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.



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MARCH 2016											
Sun	Mon	Tue	Wed	Thu	Fri	Sat					
6	7	8	9	10	11	12	13	14	15	16	17
20	21	22	23	24	25	26	27	28	29	30	31

CAMBRIDGE CITY, IN | Wayne Co., Harrison Twp.

274± Acres

Offered in 8 Tracts from 7-86 Acres

- 200± FSA Crop Acres - 2016 Crop Rights to BUYER
- Woods and River for Hunting and Recreation
- GREAT LOCATION with easy I-70 Access
- Good Agricultural Area within 30 Miles of Ethanol and Soybean Crushing Plants
- 50 miles to Indianapolis - 10 miles to Richmond, IN
- Potential Building Tracts in the Nettle Creek School District

FarmLand AUCTION

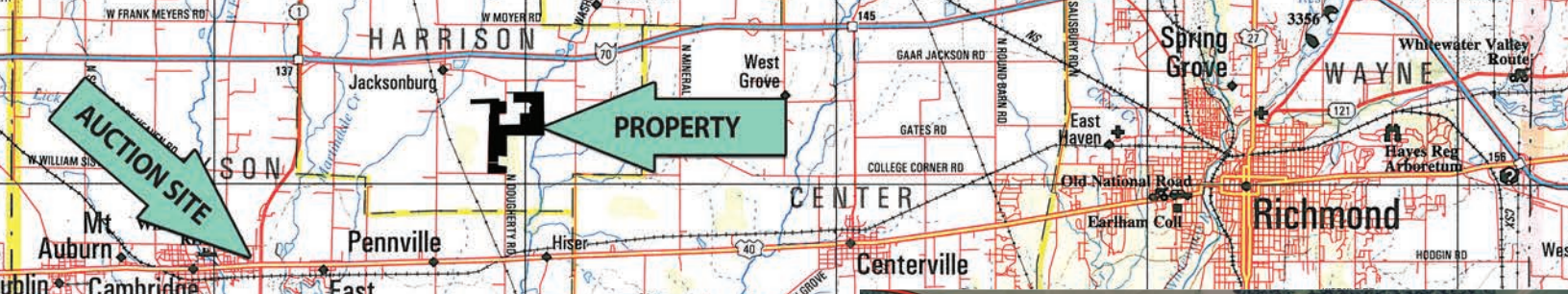
Wednesday, March 16 • at 6:00 PM

ONLINE BIDDING AVAILABLE



CAMBRIDGE CITY, IN | Wayne Co., Harrison Twp.

274± Acres



274[±] Acres

Farmland AUCTION

Wednesday, March 16 • at 6:00 PM

AUCTION NOTE: The Dougherty family established an orchard on this farm in 1883. **The orchard business will continue to operate as normal.** Only Cropland and excess land, not currently used in the orchard business, is being sold. Come investigate what this well-known Wayne County farm has to offer!

PROPERTY LOCATION: Section 9, 16 & 17 of Harrison Twp., Wayne County, with frontage on Dougherty & Swallow Rds. From the junction of I-70 & SR 1, take Frontage Rd. (Just south of I-70) east 2 miles to stop sign. Turn right 1 block to Kepler Rd. then left ½ mile to Dougherty Rd. on your right. Farm has frontage on both sides of Dougherty Rd.

AUCTION SITE: The Golay Community Center located at 1007 E. Main St. (US 40) Cambridge City, IN. Located at the corner of SR 1 & US 40.

TRACT DESCRIPTIONS: (All Acreages are Approximate)

Tract 1: 38± Acres with 35± tillable acres. Soils are mostly Crosby and Miami. 2,000± of Frontage on Dougherty Rd.

Tract 2: 20± Acres nearly all tillable. This is a nice level field with quality Crosby soils. Great road frontage on 2 sides. Very nice tract here.

Tract 3: 58± Acres with 54± tillable acres. Consider combining with tract 2 for nearly 75 acres of tillable land in one field. Approximately 3± acres of woods. Great investment tract. 2,100± of frontage on Dougherty Rd.

Tract 4: 20± Acres with 9± tillable acres consisting of Crosby and Miami soils. 760± on Dougherty Rd., 1,340± of frontage on Swallow Rd. 11± acres of woods. This is a beautiful potential building site. Come examine the possibilities. Nettle Creek School District.

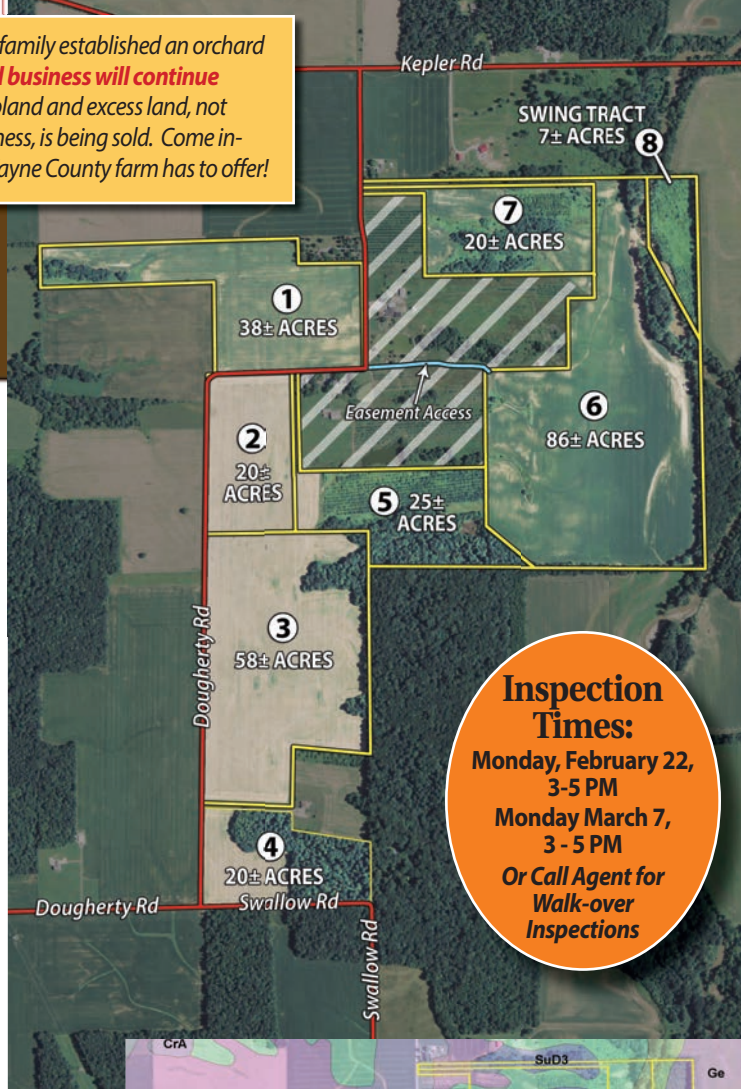
Tract 5: 25± Acres with 40' owned frontage. This is a great recreational tract with rolling hills of apple trees and a 12± acre mature woods. Wildlife is abundant here. Hunters, take notice of this opportunity!

Tract 6: 86± Acres with 70± tillable acres. River bottom ground with a mix of Ockley and Genesee silt loams. This tract has an owned 40' access on the north end off of Dougherty Rd. An ingress and egress easement will also service this tract accessible at the curve on Dougherty Rd. River frontage and mature tree line along the east border.

Tract 7: 20± Acres with 8± tillable acres. Nice mix of woods and open rolling land. Suitable for a potential building site, recreational tract or mini-farm. Consider combining with Tract 6 to increase your holdings. 40' owned access off of Dougherty Rd.

Tract 8: 7± Acres (Swing Tract). Consists of young tree growth on the east side of the river. Must be combined with Tract 7 or purchased by an adjoining land owner.

OWNER: DOUGHERTY ORCHARDS, INC.



Inspection Times:

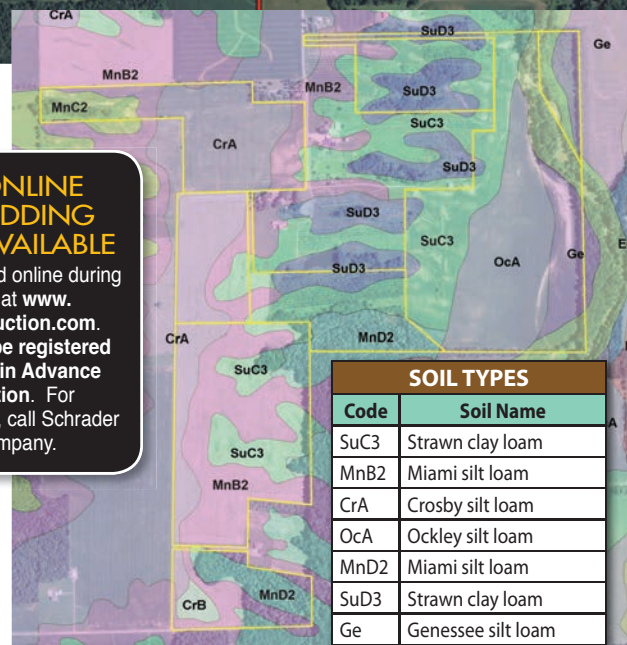
Monday, February 22, 3-5 PM

Monday March 7, 3-5 PM

Or Call Agent for Walk-over Inspections

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. For information, call Schrader Auction Company.



SOIL TYPES

Code	Soil Name
SuC3	Strawn clay loam
MnB2	Miami silt loam
CrA	Crosby silt loam
Oca	Ockley silt loam
MnD2	Miami silt loam
SuD3	Strawn clay loam
Ge	Genesee silt loam
St	Stonelick loam
MnC2	Miami silt loam
CrB	Crosby-Celina silt loams



For Information Call: Auction Mgr.: Andy Walther, 765-969-0401, andy@schraderauction.com
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