

AUCTION TERMS & CONDITIONS

PROCEDURES: The property will be offered in 2 individual tracts, any combination of tracts, or as a total 21± 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.

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

DEED: Sellers shall provide Warranty Deed.

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 September 1, 2016.

POSSESSION: At closing. Subject to Crop Rights for 2016.

REAL ESTATE TAXES: Taxes prorated to closing. Taxes \$1,625.62/yr.

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 survey needed Buyer(s) and Seller will share survey expense 50:50.

EASEMENTS: 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 Seller.

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 an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. 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 Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller 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 decisions of the Auctioneer are final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.

SCHRADER
Real Estate & Auction Co., Inc.

950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 • 800-451-2709

Auction Managers:

Steve Slonaker, Andy Walthier
#AC63001504, #AU19300120 #AU19400067

JULY 2016						
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						

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Real Estate Auction
21± Acres
Thursday, JULY 14 • 6:00 PM
420 N Cambridge Rd, Cambridge City, IN
offered in 2 Tracts

Wayne County, IN • Cambridge City



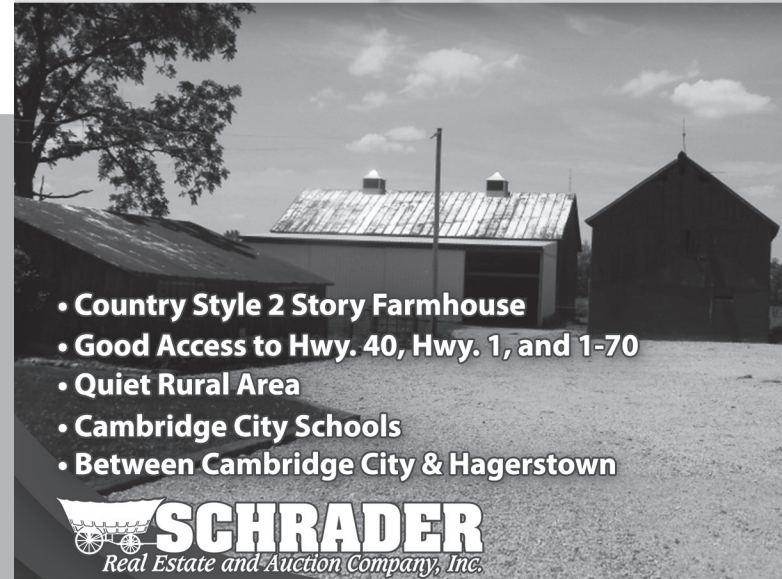
21± Acres
offered in 2 Tracts

Real Estate Auction

Great Mini Farm

Thursday, JULY 14 • 6:00 PM

**Auction held on site: 420 N Cambridge Rd,
Cambridge City, IN**



- Country Style 2 Story Farmhouse
- Good Access to Hwy. 40, Hwy. 1, and 1-70
- Quiet Rural Area
- Cambridge City Schools
- Between Cambridge City & Hagerstown

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Wayne County, IN • Cambridge City

Real Estate Auction

Thursday, JULY 14 • 6:00 PM

420 N Cambridge Rd, Cambridge City, IN offered in 2 Tracts

21[±]
Acres

Property Location: 420 N. Cambridge Rd., Cambridge City, IN. From Hwy. 40 and Hwy 1 one mile north on Hwy. 1 to Goose Heaven Rd. then left 1 mi. then right on North Cambridge Rd. to property on the left. Section 15 Twp. 16N, Range 12E. **AUCTION HELD ON SITE.**

Features:

- Country Style 2 Story Farmhouse in nice setting off road
- Good Access to Hwy. 40, Hwy. 1, and I-70
- Quiet Rural Area. Ideal small place in the country for your mini farm.
- Cambridge City Schools
- Between Cambridge City and Hagerstown

Tract Descriptions: All acreages are approximate.

Tract 1: 8± acres with two story farmhouse, 5 bedrooms, 2 baths, basement, nice woodwork and newer kitchen. Newer est. 26' x 68' barn/garage/shop with loft. Est. 32' x 60' beam barn, est. 30' x 50' barn with 3 stalls and poultry house. Est. 542 ft. of frontage on North Cambridge Rd. Nice 5 acre field. Outdoor wood furnace included. Solar/Battery electrical system available separately.

Tract 2: 13± acres pasture. Buy separately or with Tract 1. Est. 868' of frontage on Cambridge Rd. Few acres cropland, fenced, pond area.

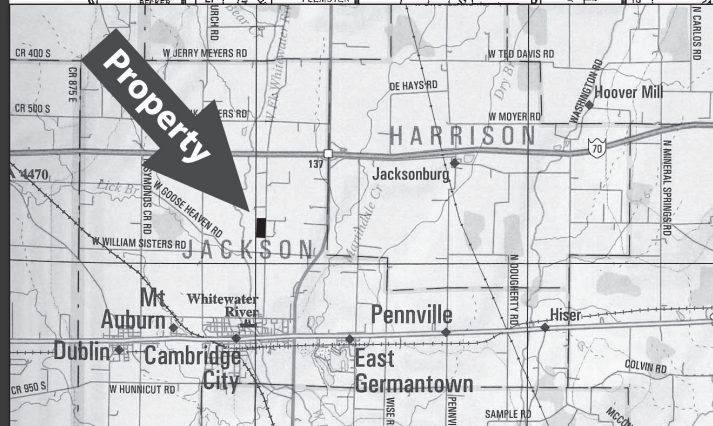
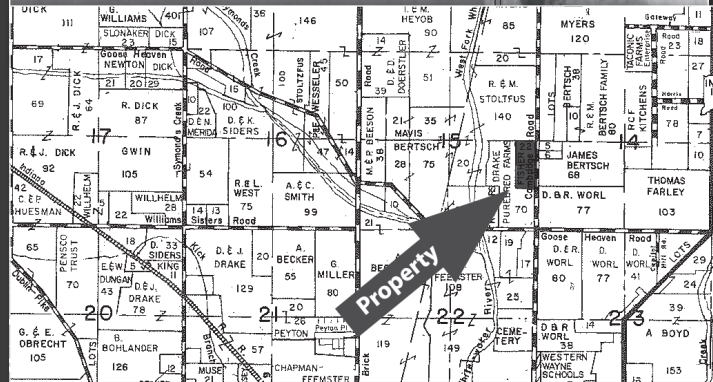
Inspection Dates: Saturday, June 18th @ 9:00 AM – 11:00AM, Saturday, June 25th @ 9:00 AM – 11:00AM, Wednesday, July 6th @ 4:30 PM to 6:30 PM and day of sale beginning at 4:00 PM.

Owners: Daniel and Ada Fisher

AUCTION MANAGERS:

Sales Manager: Andy Walther: 765-969-0401

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



Newer 26' x 68' Barn

