

AUCTION TERMS & PROCEDURES

PROCEDURES: The property will be offered in 4 individual tracts, any combination of tracts, or as a total 75± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer.

DOWNPAYMENT: 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 Trustee's Deed.

CLOSING: The balance of the real estate purchase price is due at closing, with a targeted closing date will be approximately 30 days after the auction.

POSSESSION: Possession on all tracts will be delivered at closing. Buyer to receive 2019 CROP RIGHTS!

REAL ESTATE TAXES / ASSESSMENTS: Seller will pay 2018 taxes due and payable in 2019 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 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.

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, and no warranty or representation, either express or implied, concerning 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 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.



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AC63001504
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offered in
4 Tracts

75± LAND AUCTION

Centerville, IN • Wayne County, Center Twp.

Centerville, IN

Wayne County, Center Twp.

LAND AUCTION

THURSDAY, OCTOBER 25 • 6PM

- 72± FSA Crop Acres
 - QUALITY SOILS – 2019 Crop Rights to BUYER
 - Located in the CENTERVILLE School District
 - GREAT LOCATION w/good ROAD FRONTAGE
 - Potential Building Sites
- TRACTS RANGING FROM 5 – 25 Acres

75±

acres

offered in 4 Tracts



ONLINE BIDDING AVAILABLE



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Centerville, IN • Wayne County, Center Twp.

75±⁺ LAND AUCTION

acres offered in 4 Tracts

THURSDAY, OCTOBER 25 • 6PM

The GASPHER FARM presents quality soils in a GREAT LOCATION. Examine the potential for "Estate-sized" building sites combined with Agricultural Income.

BE PREPARED TO BID YOUR PRICE!

PROPERTY LOCATION: Section 32 of Center Twp., Wayne County. From US 40 and stoplight in Centerville, travel east ½ mile to the east edge of town. Turn right or south on Mattie Harris Rd. Continue for 1 mile to the farm on your left. Frontage on Mattie Harris and Shoemaker Roads.

AUCTION SITE: The Golay Community Center located at 1007 E. Main St. (US 40) Cambridge City, IN. Located at the corner of SR1 and US 40.

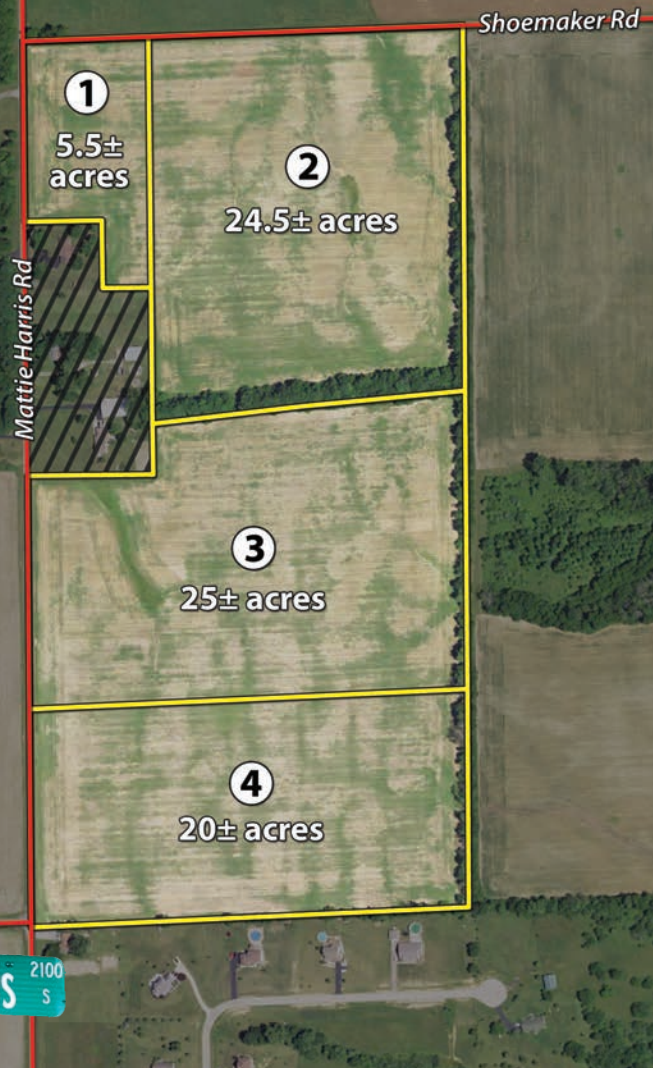
TRACT DESCRIPTIONS: (All Acreages are Approximate)

TRACT 1: 5.5± ACRES located at the corner of Mattie Harris and Shoemaker Roads. Nearly all tillable. Potential building site or consider combining with Tract 2 for a 30± acre investment.

TRACT 2: 24.5± ACRES with 21± tillable acres. Frontage on Shoemaker Road. Consider this for an impressive potential building tract.

TRACT 3: 25± ACRES nearly all tillable. East border of property features a mature tree line. Located in the CENTERVILLE-ABINGTON School District.

TRACT 4: 20± ACRES nearly all tillable. This tract is adjacent to the Bossert subdivision and has frontage on Mattie Harris Road. Great opportunity here! Consider combining with Tract 3.



INSPECTION TIMES: 10 AM – 11 AM
Thursday, Oct. 4th & Thursday, Oct. 18th



OWNER:
Pearl J. Gasper Trust,
George Slater, Trustee

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



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 Schrader Auction Co. - 800-451-2709.

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