

AUCTION TERMS & PROCEDURES:

PROCEDURES: The property will be offered in 3 individual tracts, any combination of tracts, or as a total 133± 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.

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. Due to court ordered sale, bidders are required to present a bank letter of financing at time of auction registration by 1 PM on November 14, 2018.

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 targeted closing date will be approximately 30 days after the

auction. The balance of the real estate purchase price is due at closing.

POSSESSION: At closing, subject to 2018 crop rights. All tract 2 improvements possession to be 30 days after closing. 2019 crop rights and timber rights to be conveyed.

REAL ESTATE TAXES: Seller to pay 2018 taxes payable 2019 to be credited to Buyer(s) at closing based on 2018 tax amounts. Taxes estimated at \$4,986.06.

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. Buyer(s) and Seller will share survey expense 50:50. Combination purchases will receive a perimeter survey only. Closing prices will be adjusted to reflect any differences between advertised and surveyed acreage's.

FSA INFORMATION: See agent for information.

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 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 decision of the Auctioneer is 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.** Some of these photos are for illustrative purposes and were not photographed on the property.

Land Auction | Wayne Co, IN

133±
ACRES IN 3 TRACTS

Wednesday, November 14th • 1pm | Held at the Golay Community Center Cambridge City, IN

Inspections: Friday, October 26 & Saturday, November 3 • 9-11am

NOVEMBER 2018						
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	

Sale Manager: Steve Slonaker

877-747-0212 • 765-855-2045

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950 N Liberty Dr, Columbia City, IN 46725
800-451-2709 • www.SchraderAuction.com



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Land Auction | Wayne County, IN Near Centerville, IN

Wednesday, November 14th • 1pm | Held at the Golay Community Center, Cambridge City, IN

133±
ACRES IN
3 TRACTS



• Big Farmhouse w/ Cattle Facility • Timber Investment • Good Location • Lots of Frontage • Top Schools Nearby

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Land Auction

Wayne County, IN
Near Centerville, IN

Wednesday, November 14th • 1pm | Held at the Golay Community Center, Cambridge City, IN



TRACT 3



TRACT 2



TRACT 2



TRACT 2

• Big Farmhouse w/ Cattle Facility • Timber Investment • Good Location • Lots of Frontage • Top Schools Nearby

133± ACRES IN 3 TRACTS

Inspection Dates: Friday, October 26• 9-11am &
Saturday, November 3 • 9-11am

Auction Site: Golay Community Center, 1007 E. Main St., Cambridge City, IN. Located at the intersection of US 40 and State Hwy. 1 on the northwest corner.

Property Location: 8412 Colvin Rd. 3 mi. west of Centerville. From Centerville, Hwy. 40 at McMinn Rd. then south to Willow Grove then right at Colvin/Willow Grove stop sign continue ¼ mi. to farm on the right.

TRACT DESCRIPTIONS

ALL ACREAGES ARE APPROXIMATE
(SEC. 25 & 26 TWP. 16N R 13E)

TRACT 1: 40± ACRES all cropland in one field. Good Westland and Sleet soils. Square field and ready to farm in 2019.

TRACT 2: 53± ACRES with 2 story, 3,794 sq. ft. farmhouse. 2 bins, numerous older livestock barns including 75' x 90' pole barn and nice pond. Pretty location back a lane. All in good pasture/hay now.

TRACT 3: 40± ACRES with about 29± acres in mature timber. Last harvested in 1960's. Oak, Walnut and Maple trees. Timber investment, recreational and plenty of frontage. This has it all.

Owner: Phil Helms and Mike Helms
Sales Manager: Steve Slonaker
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