

Auction Terms & Conditions:

PROCEDURE: The property will be offered as a total 41± acre unit.

DOWN PAYMENT: 10% down payment on the day of auction. The down payment may be made in the form of 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 PRICE: The successful bidder will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. The final bid price is subject to the Seller's acceptance or rejection.

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

DEED: Seller shall provide Warranty Deed.

CLOSING: The targeted closing date will be approximately 30 days after the auction.

POSSESSION: At closing.

REAL ESTATE TAXES: Seller shall pay all 2018 real estate taxes due 2019. 2019 real estate taxes due in 2020 shall be prorated to the date of closing. All taxes thereafter shall be the responsibility of the Buyer. 2018/2019 taxes were \$2,994.91 per half.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

ACREAGE: All acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal description and/or aerial photos.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

AGENCY: Schrader Real Estate & 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. Property photos taken over the course of the last two years. 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.



May							Su	M	Tu	W	TH	F	Sa
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							5	6	7	8	9	10	11
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							26	27	28	29	30	31	



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Beautiful Home & Land Auction

East Central Indiana • Wayne County



Thursday, May 2 at 6pm
Fountain City Lions Club, Fountain City, IN

41± acres
offered in 1 tract

Beautiful Country Home with Outbuildings

Quality Farmland

About 8 miles north of Richmond and I-70

Just 3½ miles east of US 27

Available for 2019 Crop Rights

Please disregard previous listing price



Beautiful Home & Land Auction

Thursday, May 2 at 6pm



41± acres

offered in 1 tract

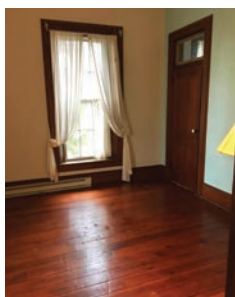
Beautiful Country Home with Outbuildings
Quality Farmland

About 8 miles north of Richmond and I-70

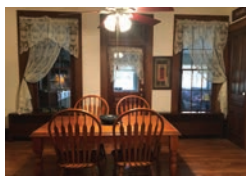
Just 3½ miles east of US 27

Available for 2019 Crop Rights

Beautiful 2-story 1870's Brick Italianate home on 41± acres with 26± acres tillable per FSA, about 7± in pasture and a small woods. Perfect for the larger family, the home has 4 bedrooms, four baths and over 4,070 sq. ft., including a den, large living room, family room, original woodwork, a split main staircase and back staircase, fireplace, 2-car attached garage and in-ground swimming pool. Outbuildings include a new livestock barn (with separate well) plumbed for waterers and ready for animals, an older bank barn perfect for pasture livestock and storage needs, and a 24x40 multi-purpose building originally designed as a pool cabana and for pool storage. Soils are a productive Treaty-Miami mix and there is about 675 feet of frontage along Arba Pike. If you're looking for a hobby farm or home in the country – don't miss this opportunity!



Inspection Dates
Sat, April 13 • 9-11am
Thu, April 18 • 4-6pm
Sat, April 20 • 9-11am



Property Location:

10920 Arba Pike

Fountain City, IN 47341

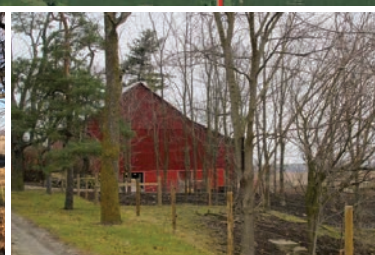
From Richmond: From US 27 and I-70 on the north side of Richmond, travel north on US 27 about ¾ miles to Arba Pike. Turn right and continue north for approximately 7½ miles to the property at Arba Pike and Bethel Road.

Auction Location: Fountain City Lions Club, 600 W. Main, Fountain City, IN, 47341.

From the flashing light on US 27 in the center of Fountain City, take Main Street west 6 blocks to the auction site.



Section 9, Township 15 N, Range 1 W, Franklin Twp, Wayne County, IN



Sellers: Scott and Tina Johnson

AUCTION MGRS: Mark Smithson (765) 744-1846 • Andy Walther (765) 969-0401

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