

AUCTION TERMS & PROCEDURES:

PROCEDURES: The property will be offered in 1 tract as a total 113.11+/- acre unit. There will be open bidding 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: Sellers shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Sellers shall provide a Trustee's Deed.

CLOSING: The balance of the real estate purchase price is due at closing, which will take place within 15 days of presentation

of marketable title projected to be 30 days.

POSSESSION: Possession will be delivered at closing.

REAL ESTATE TAXES / ASSESSMENTS: Buyer to assume the taxes for 2012 pay 2013. Seller to pay all 2011 property taxes payable in 2012.

ACREAGE: All boundaries are approximate and have been estimated based on current legal descriptions.

SURVEY: No new survey will be completed. The property will be conveyed using the current legal description.

FSA INFORMATION: See Agent

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.

SCHRADER
Real Estate & Auction Co., Inc.

P.O. Box 202, Centerville, IN 47330

AUCTION MANAGER: Andy Walther, 765-969-0401

Richmond, Indiana

113.11[±]
Land Auction
Wayne County

MAY 2012						
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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SCHRADER Corporate Offices
P.O. Box 508, 950 North Liberty Drive
Columbia City, IN 46725
800-451-2709 • 260-244-7606
www.schraderauction.com



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Richmond, Indiana

Land Auction
Wayne County

113.11[±]
Acres
Offered in 1 Tract

- **Abundant Wildlife**
w/Stream & Artesian Spring
- **Outstanding Location**
Across from Public Golf Course
- **Development Potential**
Only 2 miles to New Hospital
- **Potential Homesite**
- **1 Mile to I-70 & US 27**

Monday, May 14 • 6pm



SCHRADER
Real Estate & Auction Co., Inc.

Richmond, Indiana

Land Auction Acres

Wayne County

Offered in 1 Tract

Monday, May 14 • 6pm

The FALCONE FARM has been virtually untouched for the last 30 years.

"A Natural Beauty and Great Location!"



Across from Highland Golf Course

PROPERTY LOCATION: 3501 Cart Road RICHMOND, IN 47374. The property is located just northeast of the interchange of I-70 and US 27. From interchange travel north 200 ft. to Highland Rd. Then right ½ mile to Cart Rd. North ¼ mile to the property. Across from the Highland Golf Course.

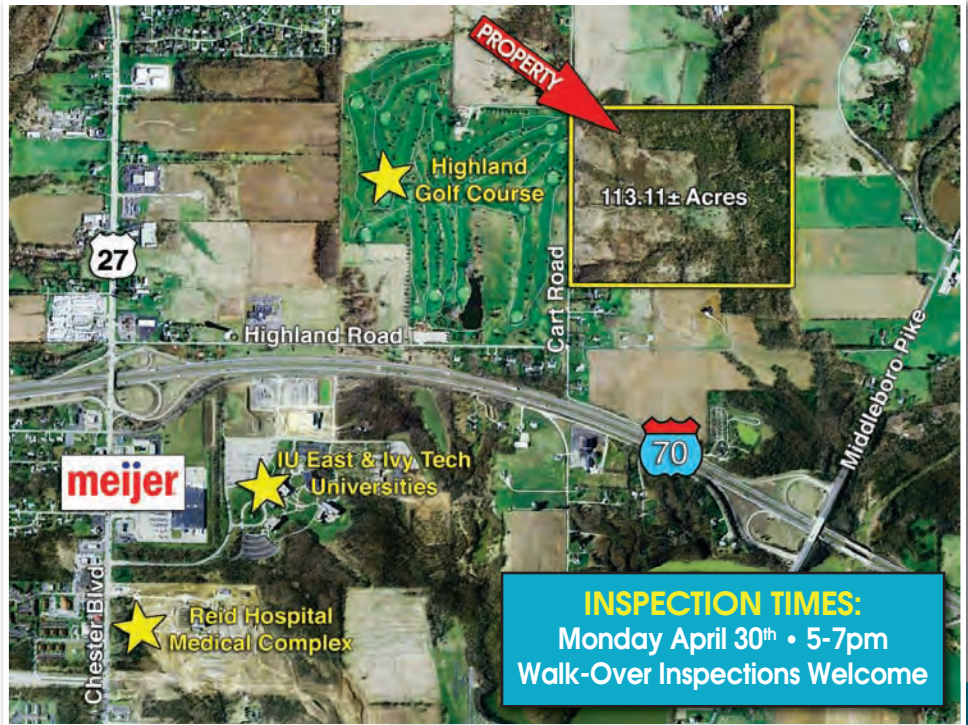
AUCTION LOCATION: WAYNE COUNTY FAIR-GROUNDS, KUHLMAN CENTER located at 861 N. Salisbury Rd., Richmond, IN 47374. From I-70 take exit 149A to 1st stoplight (Industries Rd.) Then right 1 mile to Salisbury Rd. Turn left (south) 1.5 mile to Fairgrounds.

PROPERTY DESCRIPTION:

TRACT 1: 113.11+- Acres. The property is an unimproved tract of land in an outstanding location. The possibilities are endless here.

For the Wildlife / Recreationalist - There is a nice mix of dense mature hardwoods and open meadow-like areas with smaller tree growth. The wildlife is abundant with signs of whitetail deer and wild turkey. A running stream flows through the property.

For the Developer - Located just a short 2 miles north of the new REID HOSPITAL COMPLEX, the accessibility of this property is excellent. Tracts of this size are becoming harder to find with close proximity to the city. The property is currently zoned R-2 Medium Density Single-Family Residential District and is located within the Richmond City Zoning jurisdiction.



INSPECTION TIMES:
Monday April 30th • 5-7pm
Walk-Over Inspections Welcome

SCHRADER
Real Estate and Auction Company, Inc.

OWNER(s): J. ROBERT and GLORIA FALCONE

AUCTIONEER MANAGER: Andy Walther

For Information Call 877-747-0212 • 765-969-0401

www.SchraderAuction.com

