

Auction Terms & Procedures

PROCEDURES: The property will be offered as one parcel.

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 Title Insurance at closing and a preliminary title commitment for the review of the prospective buyer(s).

DEED: Seller shall provide a Warranty Deed(s).

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 on or before December 13th, 2013.

POSSESSION: Possession will be delivered at closing subject to 2013 tenants farming rights. Buyer to receive 2014 CROP RIGHTS!

REAL ESTATE TAXES / ASSESSMENTS: Buyer to assume the tax payment due for the year 2014 pay 2015. Seller will pay all taxes due and payable for 2013 pay 2014. Current taxes are \$2,406.00.

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

SURVEY: There should not be a new survey needed on this property, However, 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 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.

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SCHRADER
Real Estate and Auction Company, Inc.
950 N. Liberty Dr., Columbia City, IN 46725

Follow Us:   

90 ± acres
offered in 1 Tract

Land AUCTION
East Central Indiana
Cambridge City, IN • Wayne County

NOVEMBER 2013						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
	3	4	5	6	7	8
	10	11	12	13	14	15
	17	18	19	20	21	22
	24	25	26	27	28	29
						30



AUCTION MANAGER: Andy Walther 765-969-0401

SchraderAuction.com
800-451-2709

East Central Indiana Land AUCTION

Cambridge City, IN • Wayne County



90 ± acres
offered in 1 Tract

Wednesday
November 13 • 6pm

- 84± FSA Tillable Acres
- Adjacent to Gateway Industrial Park
- Located in Top Farm Area
- I-70 & SR 1 Interchange Exit 137
- 40 Minutes to Indianapolis



East Central Indiana Land AUCTION

90 ± acres
offered in 1 Tract

Cambridge City, IN • Wayne County

The BERTSCH FARM represents a great investment opportunity combining crop rental income with future development potential!

PROPERTY LOCATION: 0 Cambridge Rd. Cambridge City, IN 47327. From I-70 take EXIT 137 (IN State Road 1) south 1 mile to Goose Haven Rd. Turn right ½ mile to Cambridge Rd. North (right) ¼ mile to easement access. The farm is immediately west of the SR 1 Industrial Park. Section 14 of Jackson Twp. Wayne Co.

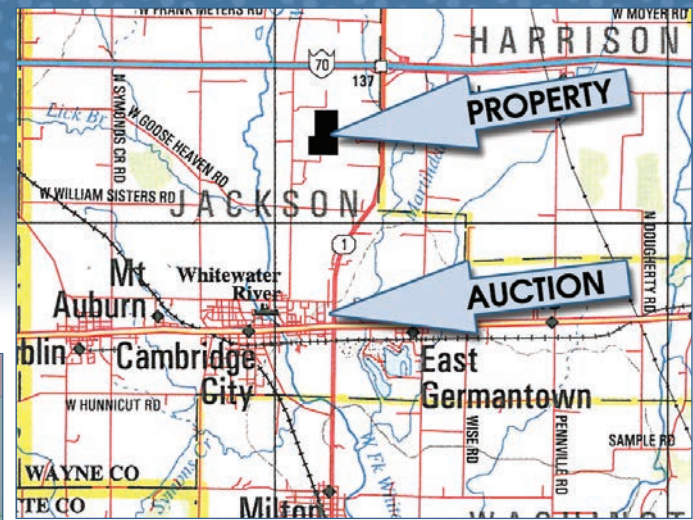
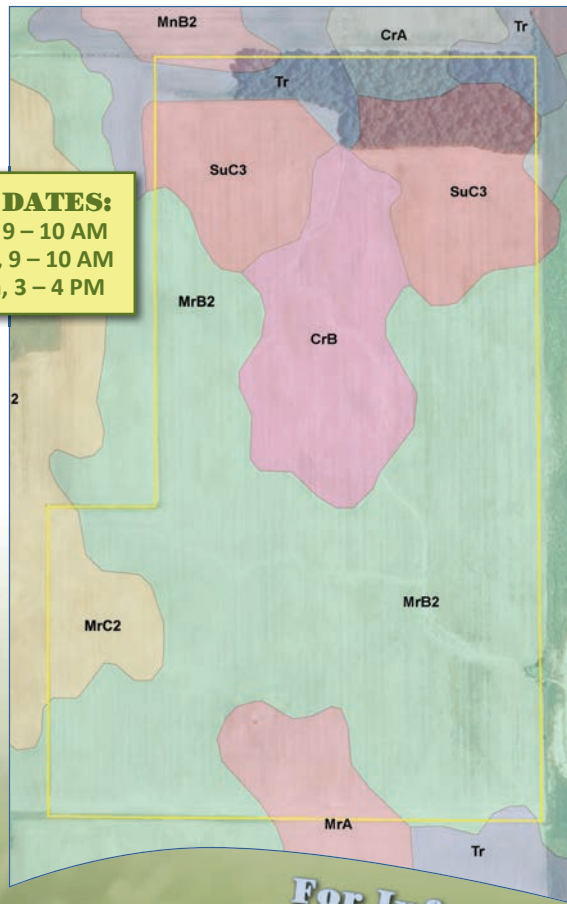
AUCTION SITE: The **GOLAY COMMUNITY CENTER** located at 1007 E. Main St. (US 40) Cambridge City, IN. Located at the corner of IN SR 1 and US 40.

INSPECTION DATES:
Friday October 25, 9 – 10 AM
Friday November 8, 9 – 10 AM
Day of the Auction, 3 – 4 PM

TRACT DESCRIPTIONS: (All Acreages are Approximates)
Tract 1: 90+- Acres with 84+- tillable acres and 6+- acres of woods. Predominately Crosby, Miami, and Treaty soils farmed in one field. The property has development potential as it is directly west of the Gate Way Industrial Park. Accessed via 16.5 ft. easement off of Cambridge Rd. Great investment opportunity with crop rental income combined with Transitional value potential.

OWNER: R & M Bertsch Family LLC

AUCTION MANAGER: Andy Walther
765-969-0401 • andy@schraderauction.com



Gateway Industrial Park. Cambridge City, Wayne County, Indiana. The Indiana Gateway Industrial Park is located at the interchange of I-70 and State Road 1 for excellent visibility and access. Identified as one of the top Indiana locations for industry,

this park links directly to the Midwest's extensive highway transportation network.

Find More info at <http://edcwc.com/site-selection/industrial-parks/gateway-industrial-park/>

For Information Call 877-747-0212 • 765-969-0401
WEDNESDAY, NOVEMBER 13 • 6PM

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