

Monday • November 18 • 6:00PM

Centerville Schools – Perfect Family Farm or Investment Tracts (1 & 2)
Good Buildings, Fence, Water for Livestock Operation
Nice Woodland to be Enjoyed by Whole Family for Recreation
Just 2 Miles South of Centerville, I-70 Centerville Exit (5 Miles to Farm)

FEATURES

- Great Farmstead
- Cropland
- Fenced Pasture
- Pretty Woodland

Two Miles South of Centerville, IN on Stevens Road
East Central, IN • Wayne County

104± Acres Auction

Offered in 4 Tracts

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schrader@parallax.ws

1-877-747-0212

765-855-2045

Steve Slonaker

SALES MANAGER:

Centerville, IN 47330

P.O. Box 202

260-244-7606 • 800-451-2709

950 North Liberty Dr, Columbia City, IN 46725

SCHRADER Real Estate and Auction Company, Inc.

104± Acres Auction

Offered in 4 Tracts

AUCTION TERMS & PROCEDURES The property will be offered in 4 individual tracts, any combination of tracts, or as a total 104 acre unit. Exception: Tract 2 will be offered only in combination of other tracts or adjoining owners. 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 complete.

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 Representative'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 legal description or where new boundaries are created by the SURVEY: A new survey will be made where there is no existing SURVEY. All boundaries are approximate and have been estimated based on current legal descriptions.

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

REAL ESTATE TAXES: Seller to pay 2013 assessed taxes payable 2014 to be credited to Buyer(s) at closing. Seller to pay November 2013 installation. Taxes estimated at \$4,267.12/yr.

POSSESSION: At closing.

TITLE POLICY: Estimated on or before December 27th.

ESAS INFORMATION: 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.

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" 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 decision of the auction and increments of bidding are at the discretion 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 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.

104[±] Acres

Auction

East Central, IN • Wayne County

Offered in 4 Tracts

Monday • November 18 • 6:00PM

Two Miles South of Centerville, IN on Stevens Road

Great Farmstead • Cropland • Fenced Pasture • Pretty Woodland

Auction Site: Golay Community Center located at 1007 E. Main St. (US 40), Cambridge City, IN. Located at the corner of SR 1 and US 40.

Property Location: 2963 Stevens Rd. Between Stevens Rd. and Centerville Rd. directly south of Centerville. From Centerville stoplight 1½ mi. south on Centerville Rd. (South Morton St.) to Ruby Rd. then west 1¼ mi. to Stevens Rd. then south ¼ mi. to farm on the east side.

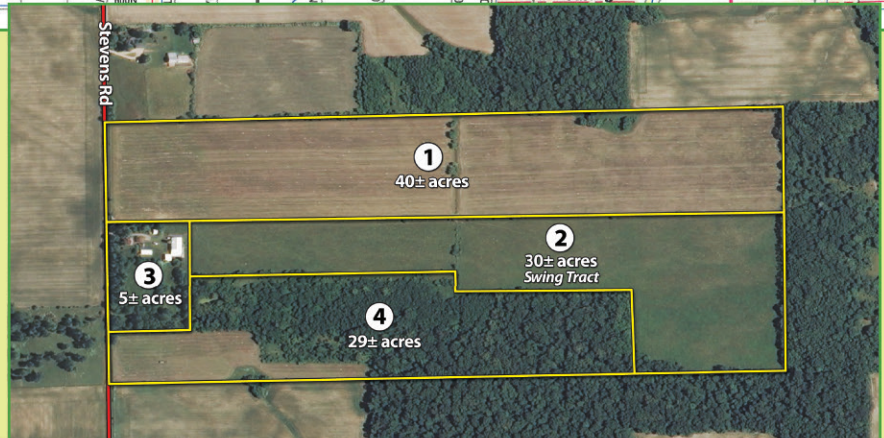
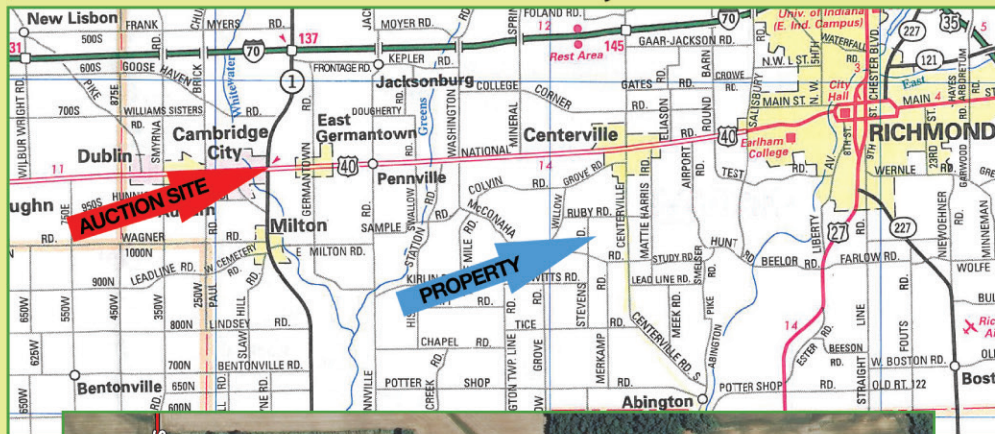
Tract Descriptions: All acreages are approximate

TRACT 1: 40± ACRES all cropland. In two fields. Has been used for hay/pasture for several years. About 500 ft. of frontage and ½ mile long for ease of operation. Good soil types and drainage. Good tract for farmer or investment. Fenced.

TRACT 2: 30± ACRES all cropland used for pasture for several years. Fenced and cross fenced. Must be purchased in combination with other tracts to make a larger farm. Perfect expansion of Tracts 1, 3 or 4.

TRACT 3: 5± ACRES. Great old two story farmhouse with new siding, furnace, windows and roof. Nice setting. Good 2 car garage, 4 sided barns. This is a super family part time farm tract with ground for family livestock. About 535 ft. of frontage.

TRACT 4: 29± ACRES with 17 acres pretty woodland, 2 ponds and 6 acres cropland. 270± ft. of frontage on Stevens Rd. that would be good building site too. Nice stream and good stand of Ash, Walnut, Poplar and Hickory. Great for recreational use.



TRACT 3 - Great Farmhouse



TRACT 3

INSPECTION DATES:

Saturday, November 2nd @ 9:00 to 11:00 AM • Saturday, November 9th @ 9:00 to 11:00 AM
Meet agent on Tract 3.

Note: Friday, November 1st @ 10:00 AM Personal Property Sale.
Farm will be available for inspection also.

OWNER: Norma J. McGrew Estate; Paul Widau & Judith Cole, Personal Representatives
Sales Manager: Steve Slonaker • 877-747-0212 or 765-855-2045

877-747-0212
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TRACT 4