

East Central Indiana • Wayne County



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SALES MANAGER:

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Offered in 4 Tracts

DECEMBER 2013							
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					



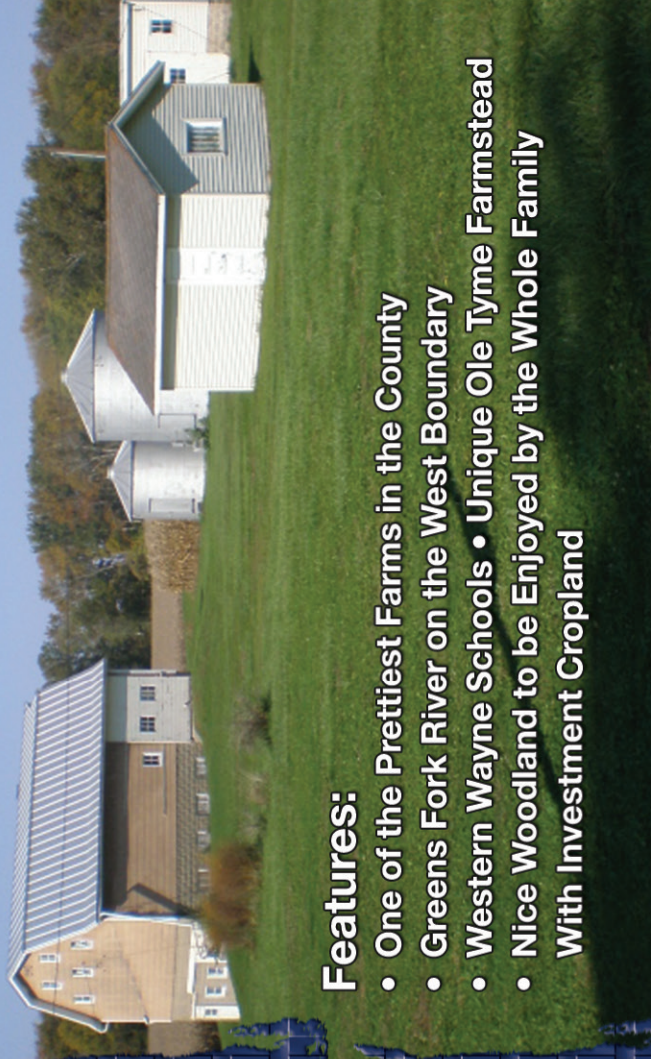
MONDAY, DECEMBER 16 • 6:00 P.M.

East Central Indiana • Wayne County

(Between Centerville & Cambridge City)



Offered in 4 Tracts



Features:

- One of the Prettiest Farms in the County
- Greens Fork River on the West Boundary
- Western Wayne Schools • Unique Ole Tyme Farmstead
- Nice Woodland to be Enjoyed by the Whole Family With Investment Cropland



Offered in 4 Tracts

MONDAY, DECEMBER 16 • 6:00 P.M.

East Central Indiana • Wayne County
(Between Centerville & Cambridge City)

Unique Farmstead, Cropland and Pretty Woodland on Greens Fork River

FEATURES:

- One of the Prettiest Farms in the County
- Greens Fork River on the West Boundary
- Western Wayne Schools • Unique Ole Tyme Farmstead
- Nice Woodland to be Enjoyed by the Whole Family With Investment Cropland

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

PROPERTY LOCATION: 3470 Heiser Station Rd., Milton, IN. From Cambridge City, Hwy. 40 and Hwy. 1 intersection, then east 3½ miles to Heiser Station Rd. then south 3½ mi. to the farm on both sides of the road.

Tract Descriptions: All acreages are approximate.

TRACT 1: 28± ACRES with 20 acres cropland and 6 acres pretty woodland and Greens Fork River. Nice tract to farm or investment with nice recreation area for the whole family.

TRACT 2: 6± ACRES with all cropland. 705 ft. of frontage on Heiser Station Rd. Buy to farm or build your place in the county.

TRACT 3: 24± ACRES with 10 acres beautiful woodland with view of the valley. 7± acres of pasture and 1± acres cropland. This is a great tract for many potential uses.

TRACT 4: 18± ACRES with 1½ story cottage/farmhouse built in the 1920's. About 2,195 sq. ft. with 3 bedrooms. Solar heat collector and unique security room in the basement. Good 50' x 92' metal barn and pretty 30' x 40' bank barn. 7 acres cropland. Scenic Greens Fork River on the property. This is the perfect county place to raise a family or retire.

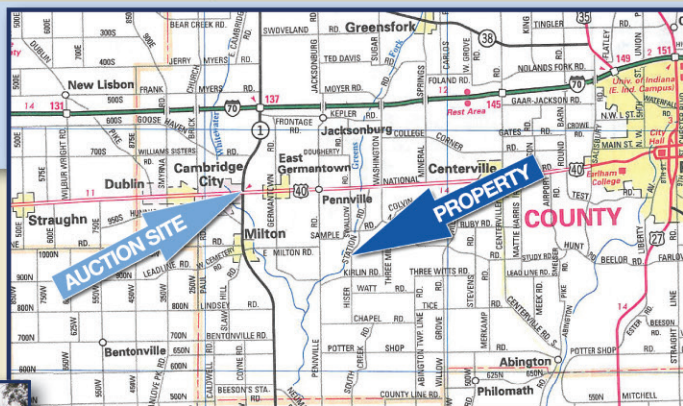
INSPECTION DATES:

Saturday, November 23rd • 9:00 - 11:00 AM

Saturday, December 7th • 9:00 - 11:00 AM

and at time of Personal Property Sale.

Meet agent on Tract 3.



Personal Property

AUCTION

Friday, November 22nd

10:00 A.M.

OWNER: Minck Family Trust
Sales Manager: Steve Slonaker
877-747-0212 or 765-855-2045

877-747-0212



SCHRADER
Real Estate and Auction Company, Inc.

AUCTION TERMS & PROCEDURES

PROCEDURES: The property will be offered in 4 individual tracts, any combination of tracts, or as a total 76 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.

DOWN PAYMENT: 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; cashiers 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 Warranty Deed.

CLOSING: The balance of the real estate purchase price is due at closing, which will take place within 15 days of presentation of title policy estimated on or before February 14, 2014.

POSSESSION: At closing.

REAL ESTATE TAXES: Seller to pay all 2013 taxes payable 2014 to be credited to Buyer(s) at closing. 2013 taxes were \$3,369.

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 acreages.

FSA INFORMATION: Farm #2804, Tract #2523. Total 34.06 acres cropland. Corn base of 28.4 acres with yield of 104 Bu., and Soybean base of 1.7 acres with yield of 27 Bu.

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 the person's credentials, fitness, etc. All decisions 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.