

**AUCTION TERMS & PROCEDURES**

**PROCEDURES:** The property will be offered in 4 individual tracts, any combination of tracts, or as a total 145+ 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.

**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 a Preliminary Title Opinion for the review of the prospective buyer(s). At closing, the Seller will provide a Title Insurance policy in the amount of the purchase price. All tracts sold "As-Is".

**DEED:** Seller(s) shall provide a Personal Representatives Affidavit.

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**CLOSING:** The balance of the real estate purchase price is due at closing, which will take place on or before February 23<sup>rd</sup>, 2016.

**POSSESSION:** Possession on all tracts will be delivered at closing. Buyer to receive 2016 CROP RIGHTS/ REAL ESTATE TAXES / ASSESSMENTS; Buyer to assume the tax payment due in 2017. Seller will pay 2015 taxes due and payable in 2016 by giving the Buyer a credit at closing.

**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 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. 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 persons 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.**

**SCHRADER**  
Real Estate and Auction Company, Inc.

950 N. Liberty Drive  
Columbia City, IN 46725  
260-244-7606 • 800-451-2709

300 N. Morton Avenue  
Centerville, IN 47330  
Auction Manager: Andy Walthers  
#AC63001504, #AU19400167  
1-877-747-0212 • 765-969-0401  
andy@schraderauction.com

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January 2016											
SUN	MON	TUE	WED	THU	FRI	SAT					
		3	4	5	6	7	8	9	1	2	
10	11	12	13	14	15	16	17	18	19	20	21
22	23	24	25	26	27	28	29	30	31		

**745±**  
acres  
IN 4 TRACTS FROM 3-52 ACRES

CENTERVILLE, IN • Wayne County, Abington Township  
between Connersville & Richmond, IN



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acres  
IN 4 TRACTS FROM 3 TO 52 ACRES

CENTERVILLE, IN • Wayne County, Abington Township  
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- 110± FSA Crop Acres • TOP SOILS - 2016 Crop Rights to Buyer
- MATURE Woods for Hunting and Recreation
- GREAT LOCATION with Good Road Frontage
- FARMSTEAD with Home and Buildings

**SCHRADER**  
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**Farmstead**  
**AUCTION**

TUESDAY, JANUARY 19 • at 1:00 PM  
at the Goley Community Center, 1007 E. Main St. (US 40), Cambridge City, IN

ONLINE BIDDING AVAILABLE

The SPOTTS FARM presents quality soils in a good AGRICULTURAL AREA. Come examine all of the possibilities!



Centerville, IN  
Wayne Co.  
Abington  
Twp.

# Farmland AUCTION

## 145± acres

TUESDAY, JANUARY 19 • 1 PM

**PROPERTY LOCATION:** Section 13 and 14 of Abington Twp., Wayne County. **5991 Willow Grove Rd., Centerville, IN.** From US 40 and stoplight in Centerville, travel south 4 miles to Tice Rd. Then right 1 mile to Willow Grove Rd. Turn south or left on Willow Grove, travel 1 mile to the farm.

**AUCTION SITE:** The Goley Community Center located at 1007 E. Main St. (US 40) Cambridge City, IN. Located at the corner of SR1 and US 40.

**TRACT DESCRIPTIONS:** (All Acreages are Approximate)

**TRACT 1:** 45± Acres with 37± Acres of tillable land featuring Treaty, Crosby & Miamian soils. 650'± frontage on Willow Grove Rd. There is a good established field entrance and the tract has a great drainage outlet with creek bordering the south edge. 8± acres of creek and mature woods.

**TRACT 2:** 52± Acres with 40± nearly level tillable acres with Treaty, Crosby & Miamian soils. 1,100'± of total frontage on Willow Grove Rd. Great drainage outlet with creek bordering the north edge. 12± acres of mature hardwoods sits at the east end of the tract.

**TRACT 3:** 3± Acres with 1,800± sf home with 3 BR, 1 BA, a newer LP furnace and spacious 2.5 car attached garage. Additional buildings include a 45' x 55' Morton pole barn and 2-story block barn with concrete floor. 325'± of road frontage and 400'± of lot depth. Located in the CENTERVILLE-ABINGTON School District.

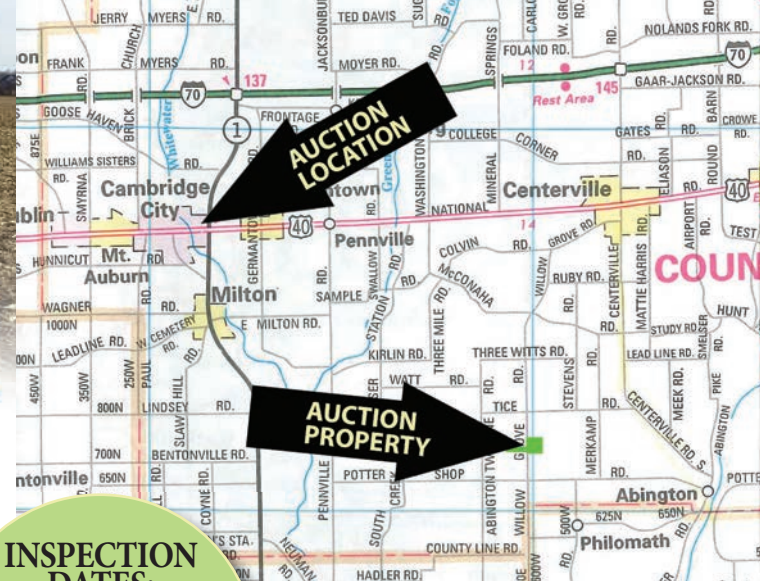
**TRACT 4:** 45± Acres with 31± tillable consisting of Treaty, Crosby & Miamian soils. 500'± of total frontage. There is 12± acres of woods and a small livestock barn and well.

**OWNER: LOUISE SPOTTS ESTATE,** Marie Duvall and Mary McCullum Personal Representatives, Edward O. Martin, Attorney

For Information Call: Auction Manager:  
Andy Walther • 765-969-0401  
Email: andy@schraderauction.com

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Real Estate and Auction Company, Inc.

800-451-2709 • www.SchraderAuction.com



### INSPECTION DATES:

Thursday, December 31,  
11 AM - 12 NOON  
Tuesday, January 12,  
11 AM - 12 NOON  
Day of Auction:  
11 AM - 12 NOON



SOIL TYPES	
Code	Soil Name
CrA	Crosby silt loam
Tr	Treaty silty clay loam
CrB	Crosby-Celina silt loams
MnB2	Miami silt loam
MrA	Miami silt loam
SuC3	Strawn clay loam

**ONLINE BIDDING AVAILABLE**

You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must be registered **One Week in Advance of the Auction** to bid online. For online bidding information, call Schrader Auction Company at 800-451-2709.

