

TERMS & CONDITIONS

PROCEDURES: The property will be offered in 3 individual tracts, any combination of tracts, or as a total 85.7± 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; 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 Personal Representative Deed.

CLOSING: The targeted closing date will be approximately 30 days after the auction. The balance of the real estate purchase price is due at closing.

POSSESSION: At closing. 2020 crop rights and timber rights to be conveyed.

REAL ESTATE TAXES: Seller to pay 2019 taxes payable 2020 to be credited to Buyer(s) at closing. Taxes estimated at \$3,579.38 or \$42.24/acre.

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 acreage's.

FSA INFORMATION: Farm #357, Tract #823. Total 60.22 acres cropland. Corn base of 10.8 acres with yield of 129 Bu., Bean base of 24 acres with yield of 43 Bu. and Wheat base of 5.2 acres with yield of 59.

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.



85.7± acres LAND AUCTION

offered in 3 tracts

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us on:



CENTERVILLE OFFICE:
7141 College Corner Rd.,
Centerville, IN 47330

AUCTION MANAGER:
STEVE SLONAKER
AC63001504, AU19300120

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877-747-0212

SchraderAuction.com

OCTOBER 2019						
SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4	5
		8	9	10	11	12
6	7		16	17	18	19
13	14	15		24	25	26
20	21	22	23			
27	28	29	30	31		

Southeast Indiana • Near Centerville • Wayne County, IN
Centerville Schools • 6 Miles Off I-70 at Centerville Exit • Between Richmond and Cambridge City

85.7± acres

offered in 3 tracts

- 60.2 FSA Total Cropland Acres
- Good Soils and Owner Operated for Many Years
- Available for 2020 Crop or your Hay
- Nice Part Time Farm for Crop and Livestock

THURSDAY, OCTOBER 24 • 6:00PM

LAND AUCTION



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Wayne County, IN

Southeast Indiana
Near Centerville

85.7±
acres

offered in 3 tracts

LAND
AUCTION

THURSDAY, OCTOBER 24 • 6:00PM

FEATURES:

- Centerville Schools • 6 Miles Off I-70 at Centerville Exit • Between Richmond and Cambridge City • Good Soils and Owner Operated for Many Years • Available for 2020 Crop or your Hay • 60.2 FSA Total Cropland Acres • Nice Part Time Farm for Crop and Livestock

AUCTION SITE: Golay Community Center, 1007 E. Main, Cambridge City. Located at the intersection of US 40 and State Hwy. 1 on the northwest corner.

PROPERTY LOCATION: 3796 Willow Grove Rd. 3 1/2 miles southwest of Centerville. From Centerville Rd. (Morton Ave.) and Hwy. 40 stoplight then 1/2 mile west on Hwy. 40 to McMinn Rd. then south to Willow Grove then right on Willow Grove Rd. Left at stop sign intersection of Colvin Rd. continue 2 miles on the right on Willow Grove.

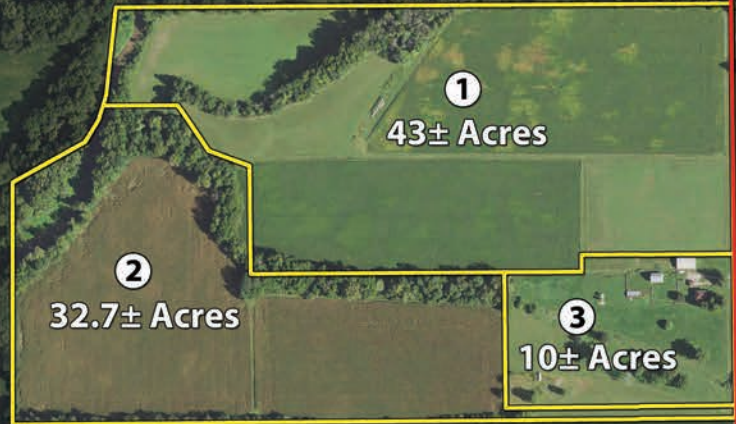
TRACT DESCRIPTIONS:

All acreages are approximate. (Sec. 2 Twp. 15N R 13E)

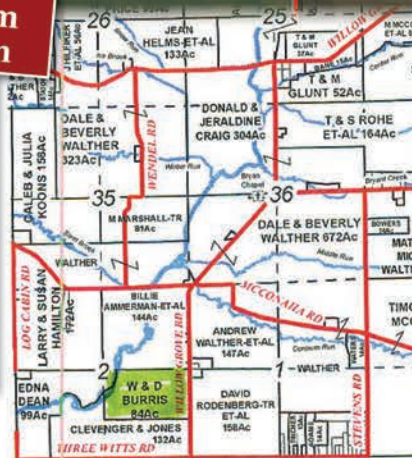
TRACT 1: 43± ACRES with 36± cropland and about 7± acres woodland. Nolands Fork Creek on the west side. Good frontage on Willow Grove Rd. 11± acres hay currently. Nice tract for many uses. Some fence and good lane. Crop land and recreational uses right here.

TRACT 2: 32.7± ACRES with about 24± acres cropland and 8± acres woodland. 40 ft. of owned frontage on Willow Grove Rd. Nolands Fork Creek on west end is good for fishing and canoeing. Some fence. Buy with Tracts 1 or 3 also.

TRACT 3: 10± ACRES with two story 1,961 sq. ft. farmhouse, 4 bedroom, 1 1/2 bath. Nice older woodwork and basement. 43' x 63' pole barn and 32' x 40' beam barn with 3 stalls and loft. Fenced. Generator hookup. Small stream. Great quiet place in country for everybody.



INSPECTION DATES:
Saturday, September 28th • 9-11 am
Thursday, October 10th • 9-11 am
Saturday, October 19th • 9-11 am



**PERSONAL PROPERTY
AUCTION
OCTOBER 10TH AT 11 AM**



ONLINE BIDDING AVAILABLE

You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Co. - 800-451-2709.

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OWNER: William Burris Estate, Stan Burris Personal Representative, John Sayre, Attorney
FOR INFORMATION CALL: SALES MANAGER: Steve Slonaker 877-747-0212 or 765-969-1697 (cell)