

Southeast Indiana • Wayne County

LAND AUCTION

150± ACRES

Offered in 3 Tracts

Thursday, February 24th
@ 11:00 AM

Great Combination of Cropland,
Investment Opportunity &
Recreational Tracts

- 5 Miles North of Connersville & 8 Miles South of Cambridge City
- 122 FSA Cropland Acres
- Frontage on Creek Rd. & Nolands Fork River
- Cambridge City Schools
- 2022 Crop Rights Being Conveyed
- Fishing & Canoe on Your Own Property
- Tax Exchange Potential
- Potential Building Tract
- Cropland, Recreational & Investment Property



765.855.2045 • 800.451.2709
SchraderAuction.com

SCHRADER
Real Estate and Auction Company, Inc.

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AUCTION TERMS & CONDITIONS

PROCEDURES: The property will be offered in 3 individual tracts, any combination of tracts, or as a total 150+ 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: Sellers shall provide an owner's title insurance policy in the amount of the purchase price.

TRUSTEE DEED: Sellers shall provide Warranty 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.

REAL ESTATE TAXES: Seller to pay 2021 taxes payable 2022 to be credited to Buyer(s) at closing. Taxes estimated at \$2,279.78/yr.

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: See Agent.

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.**

STOCK PHOTOGRAPHY: Photos are for illustrative purposes only and are not of the auction property.

SALE MANAGERS:

Andy Walther: 765-969-0401 (cell)
Steve Slonaker: 877-747-0212 or
 765-969-1697 (cell)
 ACG3001504, AU19400167, AU19300120

CENTERVILLE OFFICE:

7141 College Corner Road, Centerville, IN 46725
 765.855.2045

CORPORATE HEADQUARTERS:

950 N Liberty Drive, Columbia City, IN 46725
 800.451.2709 • SchraderAuction.com



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ALL ACREAGES ARE APPROXIMATE (SEC. 29 TWP. 15N R 13E)

Great Combination of Cropland, Investment Opportunity & Recreational Tracts

TRACT 1: 10± acres with 9± acres cropland. Good frontage on Creek Rd. for your mini farm in the country. Great view.

TRACT 2: 53± acres with estimated 42± acres cropland & 11± acres woodland along west fork of Nolands Fork River. Great combination of income & recreation, hunting & fishing.

TRACT 3: 87± acres with est. 71± acres cropland and 16± acres woodland. Irrigation potential & recreational uses. Secure and secluded rural area. Nice River frontage.

INSPECTION DATES: Thursday, February 3rd • 11:00 AM to Noon & Thursday, February 10th • 11:00 AM to Noon

AUCTION LOCATION: 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: South of Cambridge and North of Connersville, adjoins 7444 Creek Rd. **From Hwy. 40 at Pennville Rd.** then South to Pottershop Rd. Then east 1½ miles to Creek Rd. Then south ½ mile to farm on the right. **From Connersville at 30th St.** take Waterloo Rd north then right on Co. Rd. 440N. Turn left on Co. Rd. 185E, then left on Co. Rd. 250E (Co. Rd. 250E turns into Creek Rd) and travel 1 mile north to farm on the left.



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.

OWNER: Ronald R. & Patricia A. McLaughlin Trustees McLaughlin Land Trust

AUCTION MANAGERS: Andy Walther, 765-969-0401 (cell) & Steve Slonaker, 877-747-0212 or 765-969-1697 (cell)

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