

LAND AUCTION

Cambridge City, IN | Wayne County
Thursday, March 3 • 11am

Combination of Cropland & Recreational Land with Development Potential

36±
Acres
Offered in 2 Tracts or Combinations



AUCTION MANAGER: Andy Walther • 765.969.0401

Email: andy@schraderauction.com #AC63001504, #AU19400167

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Corporate Headquarters: 950 N Liberty Dr, Columbia City, IN 46725

Centerville Office: 300 N Morton Ave, Centerville, IN 47330

800.451.2709 • www.SchraderAuction.com

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Combination of Cropland & Recreational Land with Development Potential

Small Tracts Like This are Very Hard to Find!

- 1 Mile West of Historic Cambridge City, IN
- 32± FSA Cropland Acres
- Frontage on W. Delaware St

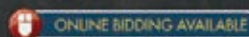
- Cambridge City Schools
- 2022 Crop Rights Being Conveyed
- Potential Building Tracts within the Cambridge City Fringe



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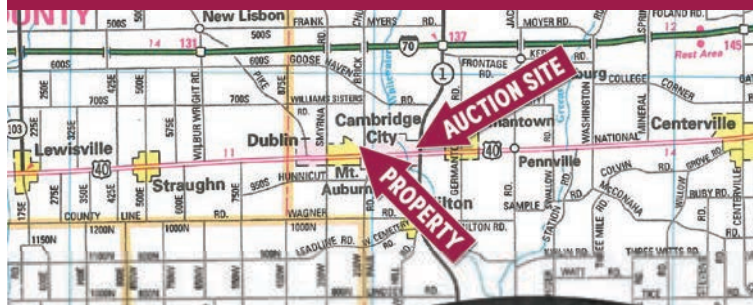
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 **ONLINE BIDDING AVAILABLE** You may bid online during the auction at www.schraderauction.com. You must be registered **One Week in Advance of the Auction** to bid online. For online bidding information, call Schrader Auction Co. - 800-451-2709.



AUCTION SITE: Goley Community Center • 1007 E Main St, Cambridge City, IN 47327 • At the intersection of US 40 & State HWY 1 on the NW corner.
PROPERTY LOCATION: West of Cambridge City w/ frontage near the intersection of S Brick Church Rd & W Delaware St. (Approximate location is 16600 W Delaware St, Cambridge City, IN) From HWY 40 at in the center of Cambridge City, travel to the W edge of town to Dale St (across from library). Turn right on Dale & travel ½ mile to W Delaware, then left 800' to the property on the left.



INSPECTION

DATES: Thur, Feb. 17
& Wed, Feb. 23 from
11am-Noon

All Acreages are Approximate Sec. 28 | Jackson Twp. | Wayne Co.

TRACT 1 - 10± ACRES nearly all cropland. Good frontage on W. Delaware Street. This is a nice tract with great proximity to Cambridge City. Investigate the possibility of an estate home-site or making this your mini farm.

TRACT 2 - 26± ACRES with estimated 22± acres of cropland & established hay ground. Great conservation stewardship has been practiced on this farm over the last 10 years. Come examine all this property has to offer. Mature trees line the south border of the tract.

OWNER: Heartland Hills Farm LLC
AUCTION MANAGER: Andy Walther
CELL: 765.969.0401
EMAIL: andy@schraderauction.com

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Offered in 2 Tracts or Combinations

SCHRADER
Real Estate and Auction Company, Inc.

800.451.2709
www.SchraderAuction.com

AUCTION TERMS & PROCEDURES:

PROCEDURES: The property will be offered in 2 individual tracts, any combination of tracts, or as a total 36.275± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may compete.

DOWNPAYMENT: Real Estate 10% down payment on the day of the auction w/ 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 & 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 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, Buyer to receive 2022 crop rights.

REAL ESTATE TAXES: Seller to pay 2021 taxes payable 2022 to be credited to Buyer(s) at closing. Taxes estimated at \$ 536.54/yr.

ACREAGE: All boundaries are approximate & 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) & 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 & surveyed acreage's.

FSA INFORMATION: See Agent.

EASEMENTS: Sale of the property is subject to any & all easements of record.

MINERAL RIGHTS: The sale shall include 100% of the mineral rights owned by the Seller.

AGENCY: Schrader Real Estate & Auction Company, Inc. & its representatives are exclusive agents of the seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to the Terms & Conditions outlined in the Purchase Agreement. The property is being sold on "AS IS, WHERE IS" basis, & 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, & 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Sellers & Selling Agents reserve the right to preclude any person from bidding if there is any question as 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.**