

TERMS & CONDITIONS:

PROCEDURES: The property will be offered in 3 individual tracts, any combination of tracts, or as a total 40± acre unit. There will be open bidding on all tracts, subject to swing tract limitations, 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.

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 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 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.**

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

CORPORATE HEADQUARTERS:

950 N. Liberty Dr., Columbia City, IN 46725

CENTERVILLE OFFICE:

300 N. Morton Ave., Centerville, IN 47330

Auction Manager:
Andy Walther,
765-969-0401

AC63001504, AU19400167

Follow us on:         

800-451-2709

SchraderAuction.com



SEPTEMBER 2022						
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	

40±
acres
3 TRACTS

real estate
AUCTION
WAYNE COUNTY, IN

WAYNE COUNTY, IN
real estate **AUCTION**
THURSDAY, SEPTEMBER 29TH • 6:00 PM

40±
acres
3 TRACTS



800-451-2709 • SchraderAuction.com

WAYNE COUNTY, IN

real estate

AUCTION

THURSDAY, SEPTEMBER 29TH • 6:00 PM

40[±] acres
3 TRACTS

FEATURES:

- 5 Miles East of Cambridge City and 10 Miles West of Richmond, IN
- Mix of Mature Trees & Woodland (Controlled harvest in 2008)

- Frontage on Dougherty Rd
- Cambridge City Schools
- 2022 Immediate Hunting Rights following auction
- Heavy wildlife signs in "BIG BUCK" country
- Potential Building Tracts

Inspection Dates:

5:00 to 6:00 pm

Thursday, September 8th &
Thursday, September 22nd



OWNER: Alan B. and Jackie S. Carberry
For Information call:

Sales Managers: Andy Walther, 765-969-0401 (cell)
andy@schraderauction.com



**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.

BETWEEN CAMBRIDGE CITY AND CENTERVILLE, IN

PROPERTY LOCATION: From Cambridge City take Hwy. 40 east 3 miles to Jacksonburg Rd. At Jacksonburg Rd. turn left, then head north 1 mile to Dougherty Rd. Turn right on W. Dougherty Rd and follow to the property. (Follow signs for Dougherty Orchard).

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.

TRACT DESCRIPTIONS:

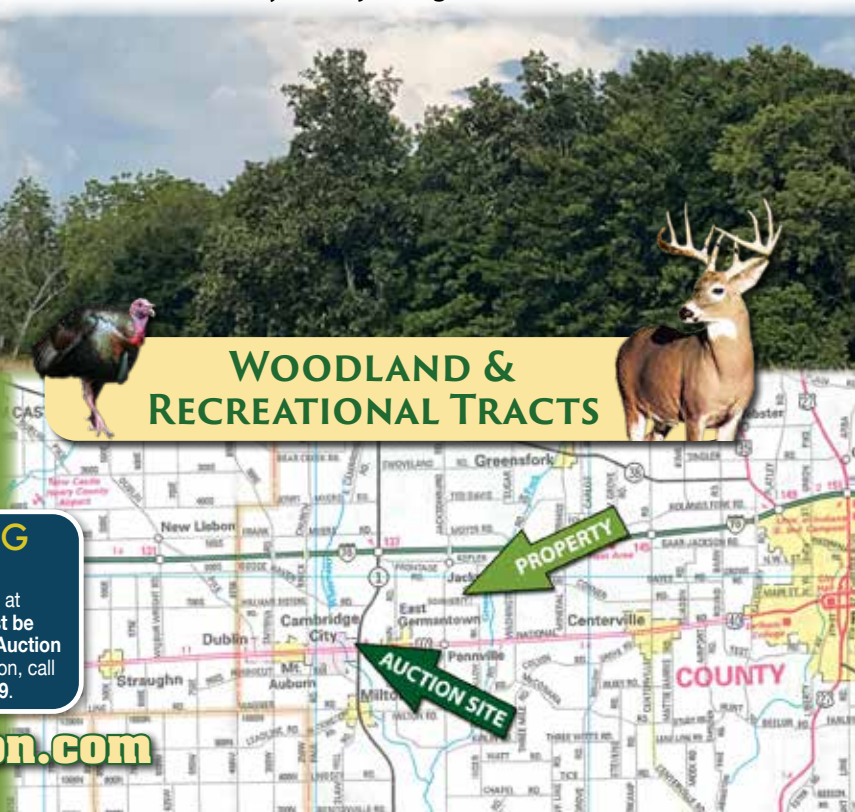
All acreages are approximate. (Sec. 17, Harrison Twp)

TRACT 1: 9.5± ACRES nearly all woodland. Potential building site or tremendous recreational tract. This tract has 45' of frontage on Dougherty Rd. Make this your private "get-away".

TRACT 2: 10.5± ACRES of woods with 45' of road frontage. Tracts of this size are very scarce in the market. Potential building site. This is a tremendous wildlife habitat. Consider combining with Tract 3 for 30± acres of contiguous woods.

TRACT 3: 20± ACRES featuring woodland and abundant wildlife. This is a SWING tract and must be purchased in combination with Tract 2 or by an adjoining landowner.

**WOODLAND &
RECREATIONAL TRACTS**



800-451-2709 • SchraderAuction.com