

Quality Farmland / Country Home

SCHRADER
Real Estate and Auction Company, Inc.

CORPORATE OFFICE:
950 N Liberty Dr • Columbia City, IN 46725
800.451.2709 • 260.244.7606
CENTERVILLE, IN OFFICE:
300 N. Morton Ave • Centerville, IN 47330

AUCTION MANAGER:
Andy Walther • 765-969-0401
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Schrader Real Estate and Auction Company, Inc.,
CO81291723, AC63001504



800-451-2709
SchraderAuction.com

73± REAL ESTATE AUCTION

Acres

WAYNE COUNTY, IN

Offered in 4 Tracts or Any Combinations of Tracts

AUGUST 2026						
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	31					

WAYNE COUNTY, IN • Abington Township
South of RICHMOND, IN 47374
(Locally known as ABINGTON • Between Centerville and Liberty, IN)

REAL ESTATE AUCTION

Quality Farmland / Country Home

Auction held at the
GOLAY COMMUNITY CENTER,
1007 E. Main St. (US 40)
in Cambridge City, IN 47327

6:00 PM
TUESDAY,
AUGUST 25TH

Quality Farmland / Country Home

REAL ESTATE AUCTION

73± Acres

WAYNE COUNTY, IN

Offered in 4 Tracts
or Any Combinations of Tracts

6:00 PM
TUESDAY,
AUGUST 25TH

- 7 Miles South of **CENTERVILLE, IN** (Easy US HWY 27 Access)
- **Frontage on W. Pottershop & Van Tine Road**
- 70.4± FSA Cropland Acres with older improved drainage tile
- **Over 40 years of Continuous No-till Conservation Practices**
- Adjacent to Whitewater Valley Land Trust Woods- Abundant Wildlife
- **Historic Country Brick Home w/ 2,185 sf living space (3+ BR / 2 Full Baths)**
- Centerville Schools • **Predominantly Strawn, Xenia, & Miami Soil Mix**
- **All 2027 Crop Rights to the Buyer(s)!**

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ONLINE BIDDING AVAILABLE
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SCHRADER
THE ORIGINAL **MULTI-TRACT AUCTIONS**
TIMED ONLINE ONLY
VIRTUAL
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WAYNE COUNTY, IN • Abington Township

REAL ESTATE AUCTION

TUESDAY, AUGUST 25TH • 6:00 PM

PROPERTY LOCATION: 3832 W. Pottershop Rd., RICHMOND, IN 47374.
From Centerville at the intersection of US 40 and Morton Ave. at the stoplight, travel south 7 miles on Centerville Rd. to the 4-Way Stop at the Abington Fire Department. Turn left on W. Pottershop Rd. and travel to the farm at the top of the hill.
From Richmond take US 27 south approximately 7 miles to W. Pottershop Rd. Turn west (right) and travel 2 miles to the Farm on the right.
AUCTION SITE: To be held at the **GOLAY COMMUNITY CENTER** at 1007 E. Main St. (US 40) in Cambridge City, IN 47327.

The Coffman Farm presents an excellent opportunity for Buyers to reap the benefits of quality land stewardship (No-till Farm Practices) from the last 40 years. This property warrants your attention!

TRACT DESCRIPTIONS: (Section 2 Abington Twp.)

TRACT 1: 9± ACRES AND FARMSTEAD. A true country setting with an 1800's brick home with sun porch and 1½ car attached garage. This setting is **hard to duplicate** with the house situated back a long gravel lane creating the ultimate private setting.

- **2,185 sf brick home with a basement.** The home has 3 bedrooms and 2 baths along with newer central air and fuel oil furnace. **The home is serviced by a brand new well drilled in July of 2026.**
- (3) older barns including a corn crib, livestock barn, & workshop storage barn.
- Nice country setting with 5± acres of cropland.
- Plan to take advantage of the Inspection Times to see what this property has to offer!

TRACT 2: 24± ACRES nearly all cropland. Frontage on W. Pottershop Rd.

TRACT 3: 30± ACRES nearly all cropland. Frontage on Van Tine and W. Pottershop Road. Add this to your farming operation or consider this as a long-term income producing investment.

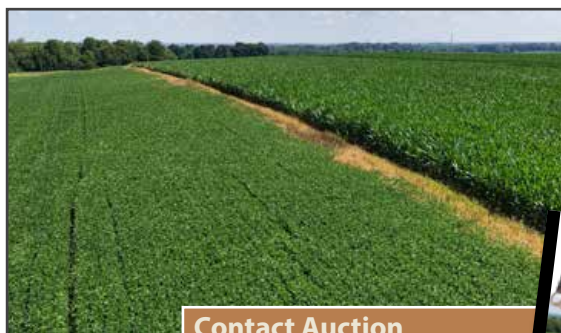
TRACT 4: 10± ACRES of cropland land with frontage on Van Tine Rd. Examine the possibility of a secluded country building site on this tract. This could be a stand-alone tract or consider combining with Tract 3.



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or Any Combinations of Tracts



Contact Auction
Company for Detailed
Information Book
with Additional Due-
Diligence Materials on
the Property.



INSPECTION DATES: 6pm - 7pm
Tuesday, August 4th | Tuesday, August 11th | Tuesday, August 18th



AUCTION TERMS & PROCEDURES:

PROCEDURES: The property will be offered in 4 individual tracts, any combination of tracts, or as a total 73± 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.

DOWN PAYMENT: 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 a 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 subject to the removal of the 2026 crop for all cropland.

REAL ESTATE TAXES: Seller to pay the 2026 taxes payable in 2027 by giving a credit at closing. Total Current Property Taxes: \$4,097.16

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

ACREAGE: All boundaries are approximate and have been estimated based on current legal descriptions.

SURVEY: A new perimeter survey will be completed prior to the auction. Additional survey(s) will be made where there are not existing legal descriptions or where new boundaries are created by the tract divisions in this auction. Buyer(s) and Seller will share survey expense 50:50 including the cost of the new perimeter survey prior to the auction. Combination purchases will receive a perimeter survey only. Closing prices will be adjusted to reflect any differences between advertised and surveyed acreage.

EASEMENTS: Sale of the property is subject to any and all easements of record. The well on the property is on the neighboring parcel. There is a perpetual easement for well maintenance and access that has been granted to this property and transfers with Tract 1.

ZONING: The property currently has a zoning classification of A-1 Agriculture.

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 an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. 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 Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller 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 decisions of the Auctioneer are final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.



800-451-2709

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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.

OWNER: Eleanor J. Coffman | **FOR INFORMATION CALL SALE MANAGER:** Andy Walther, 765-969-0401 (cell) • andy@schraderauction.com