



Eastern Indiana LAND Farmstead AUCTION

Offered in 8 Tracts
**296.5±
Acres**
WAYNE COUNTY, IN



SCHRADER
Real Estate and Auction Company, Inc.

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

AUCTION MANAGERS:
Steve Slonaker • 765-969-1697
Andy Walther • 765-969-0401
P. Steven Slonaker, AU19300120, RB14008107
Andrew M. Walther, AU19400167, RB14024625,
Schrader Real Estate and Auction Company, Inc.,
AC63001504, CO81291723

NOVEMBER 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					



800-451-2709 | SchraderAuction.com

WAYNE COUNTY, IN Eastern Indiana LAND Farmstead AUCTION **296.5± Acres**

Offered in 8 Tracts

Thursday, November 5th @ 6:00 pm

800-451-2709 | SchraderAuction.com



Southeast of WILLIAMSBURG, IN 47393

- 6 Miles north of RICHMOND, IN (Easy I-70 Access from US 35 Exit 149)
- 2027 Crop rights to Buyer
- Abundant Frontage on New Garden and Round Barn Roads
- 265.7± FSA Cropland Acres
- Wooded Area / Pastureland / Established Hay Ground
- Picturesque Farmstead with Multiple Barns & Brick Home
- Northeastern Schools
- Large Contiguous Acreage – Examine the Opportunity this farm Presents



WAYNE COUNTY, IN
Green Township

Eastern Indiana LAND Farmstead AUCTION **296.5± Acres**

Offered in 8 Tracts
ranging from 18± to 53± Acres

Southeast of WILLIAMSBURG, IN 47393

- 6 Miles north of RICHMOND, IN (Easy I-70 Access from US 35 Exit 149)
- 2027 Crop rights to Buyer
- Abundant Frontage on New Garden and Round Barn Roads
- 265.7± FSA Cropland Acres
- Wooded Area / Pastureland / Established Hay Ground
- Picturesque Farmstead with Multiple Barns & Brick Home
- Northeastern Schools
- Large Contiguous Acreage – Examine the Opportunity this farm Presents



Thursday, November 5th @ 6:00 pm



AUCTION SITE: Wayne County Fairgrounds (First Bank Kuhlman Center),
861 N. Salisbury Rd. RICHMOND, IN 47374.

800-451-2709 | SchraderAuction.com

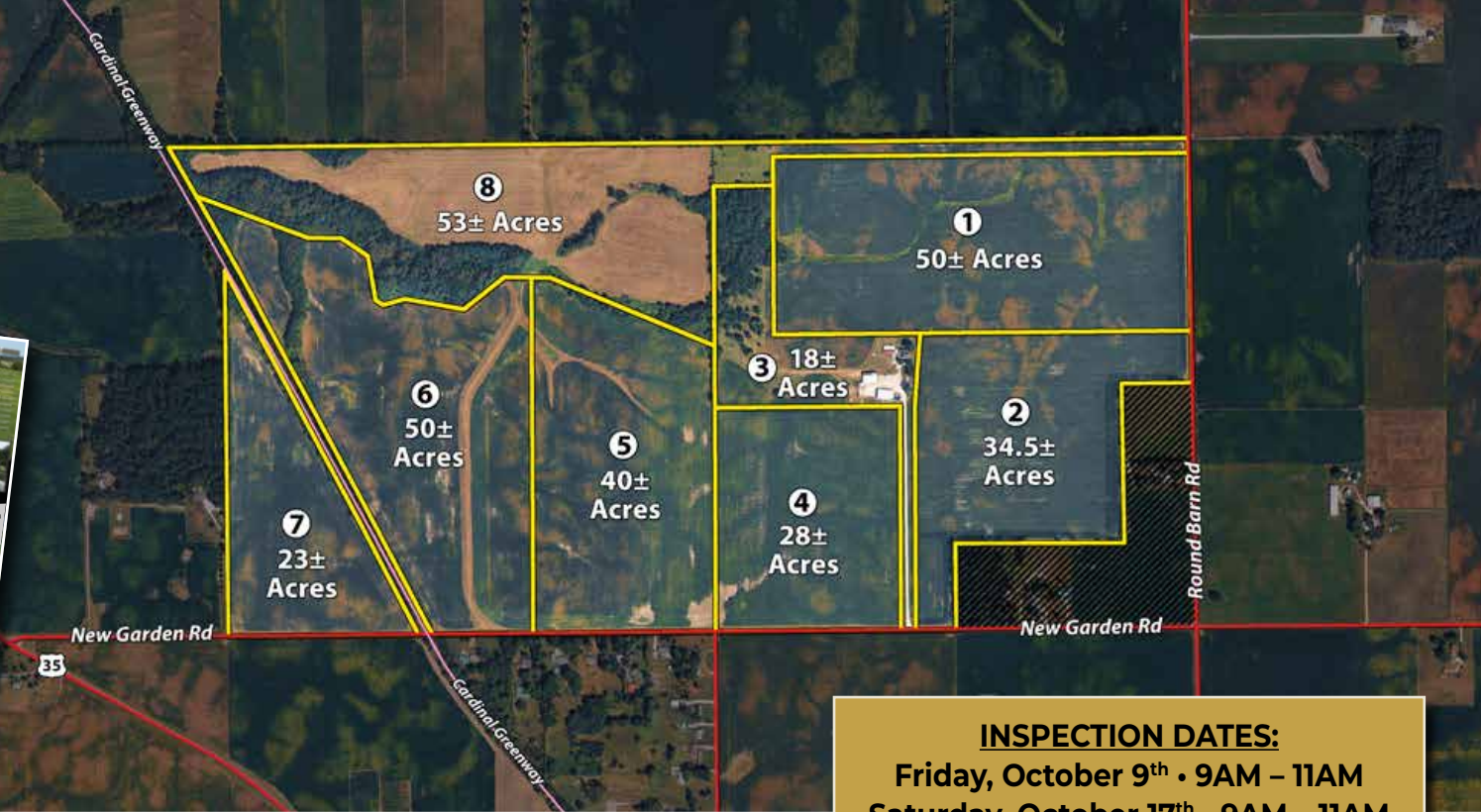
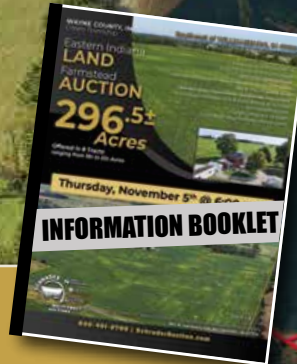
WAYNE COUNTY, IN
Green Township
Eastern Indiana
LAND
Farmstead
AUCTION
**296.5±
Acres**

Offered in 8 Tracts
ranging from 18± to 53± Acres

Southeast of WILLIAMSBURG, IN 47393

Tract 3, 5, 6 & 8

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



INSPECTION DATES:

Friday, October 9th • 9AM – 11AM
Saturday, October 17th • 9AM – 11AM
Saturday, October 24th • 9AM – 11AM

Thursday, November 5th @ 6:00 pm

AUCTION SITE: Wayne County Fairgrounds (First Bank Kuhlman Center), 861 N. Salisbury Rd. RICHMOND, IN 47374.

PROPERTY LOCATION: **4600 New Garden Road, Williamsburg, IN 47393.** From Williamsburg, take US 35 southeast 1.5 miles to New Garden Road. Then left (east) ½ mile to the Farm. Frontage on New Garden and Round Barn Roads.

TRACT DESCRIPTIONS:

Section 9, Twp 17N, R14E in Green Township, Wayne Co.

TRACT 1: 50± ACRES all cropland. Good frontage on Round Barn Rd. Treaty and Crosby soils. Tile installed by owner.

TRACT 2: 34.5± ACRES all cropland frontage on Round Barn and New Garden Roads. Good Crosby soils.

TRACT 3: 18± ACRES with established FARMSTEAD consisting of estimated ½ cropland and ½ woods / pasture. The tract has 80' of owned frontage with a gravel driveway.

Improvements include:

- **2-story FARMHOUSE** with 3,184± sq. ft. living area, 5 bedrooms, 2 baths and a 2-year old metal roof.
- **50' x 80' SHOP** built in 2007 with all concrete floor and 2 overhead doors, 4 walk-ins.
- **39' x 74' HORSE BARN** with 7 stalls with concrete floor.
- **32' x 56' STORAGE BARN** with concrete floor.

TRACT 4: 28± ACRES all cropland. Frontage on Round Barn Rd. Buy with Tract 3 for a nice 46± acres or as a stand-alone investment. Treaty and Crosby soils.

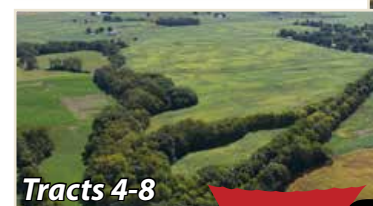
TRACT 5: 40± ACRES all cropland. Treaty and Crosby soils. Frontage on New Garden Road.

OWNER: Daniel K. Glick Estate, Mark Glick Administrator | **FOR INFORMATION CALL SALE MANAGERS:** Steve Slonaker: 765-969-1697 • steve@schraderauction.com and Andy Walther: 765-969-0401 • andy@schraderauction.com

TRACT 6: 50± ACRES with 44± acres of cropland and maintained waterway. Crosby and Strawn soils. Good frontage on New Garden Rd.

TRACT 7: 23± ACRES with 21.8± acres of cropland. Newer tile. This tract adjoins Cardinal Greenway. Crosby soils. Frontage on New Garden Road.

TRACT 8: 53± ACRES with estimated USDA 34.1± acres of cropland and 17± acres of woodland. 80 ft. owned lane off of Round Barn Road.



**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.

SCHRADER
Real Estate and Auction Company, Inc.

800-451-2709 | SchraderAuction.com

AUCTION TERMS & PROCEDURES:

PROCEDURE: The property will be offered in 8 individual tracts, any combination of tracts, or as a total 296.5± 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; 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 a Personal Representative's Deed.

CLOSING: The targeted closing date will be Dec 20. The balance of the real estate purchase price is due at closing.

POSSESSION: Cropland at closing subject to 2026 crop rights being harvested. 2027 crop rights to be conveyed. House and barns possession to be January 20 2027.

REAL ESTATE TAXES: Seller to pay 2026 taxes payable 2027 by

giving an estimated credit at closing or paying the county directly if current tax bills are determined prior to closing. Taxes: 2026 - \$13,826.64

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 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 (including the cost of the new perimeter survey if purchased as a whole). Combination purchases will receive a perimeter survey only. Closing prices will be adjusted to reflect any differences between advertised and surveyed acreage.

FSA INFORMATION: 265.7± FSA Cropland Acres. See Agent. Farm 4508 Tracts 1103 & 1104.

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 an "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 discretion 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 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. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.