



Eastern Indiana

LAND AND FARMSTEAD AUCTION

80± Acres

Offered in 4 Tracts
Tracts from 5± Acres to 35± 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:

Andy Walther • 765-969-0401

Andrew M. Walther, AU19400167, RB14024625,
Schrader Real Estate and Auction Company, Inc.,
AC63001504, CO81291723



800-451-2709

SchraderAuction.com



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					

Tuesday, November 17th @ 6:00 pm



- 2027 Crop rights to Buyer w/ 70.4± FSA Cropland Acres
- Country Home with Shop, Storage Barns and POND
- Great Location. 6 miles from the I-70 Interchange (Exit 137)
- Quality soil mix of Crosby, Treaty, & Strawn loams
- Improved Drainage / Field Tile
- Potential Country Building Site - Frontage on (2) Roads

80± Acres

GREENS FORK, IN (WAYNE COUNTY)

Offered in 4 Tracts

Tracts from 5± Acres to 35± Acres

Eastern Indiana

LAND AND FARMSTEAD AUCTION

ATTENTION:

Crop Farmers – Investors
Rural Home Buyers.
Come examine the OPPORTUNITY
this Farm and Improvements
has to offer!

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ONLINE BIDDING AVAILABLE

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Auction held at the Golay Community Center,
1007 E Main St, Cambridge City, IN 47327

ONLINE BIDDING AVAILABLE

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Tuesday, November 17th @ 6:00 pm

GREENS FORK, IN (WAYNE COUNTY)

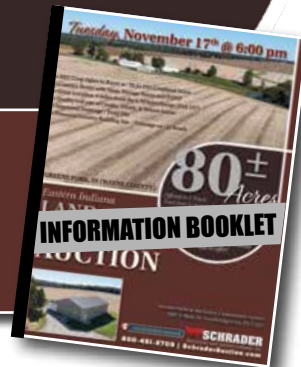
Eastern Indiana

LAND AND FARMSTEAD AUCTION

80[±] Acres

Offered in 4 Tracts
Tracts from 5[±] Acres to 35[±] Acres

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



AUCTION SITE: Golay Community Center, 1007 E Main St, Cambridge City, IN 47327. Located at the intersection of US 40 and State Hwy. 1 on the northwest corner.

PROPERTY LOCATION: 5975 Manning Rd, Greens Fork, IN 47345.

From IN SR 1 and IN SR 38, travel east 3.5 miles to Manning Rd. Then left (north) 1 mile to the Farm. (Frontage on Manning & Fox Roads)

TRACT DESCRIPTIONS: All acreages are approximate. (Section 21 of Clay Twp)

TRACT 1: 35[±] ACRES nearly all cropland. This tract features quality Crosby, Treaty, & Strawn soils. Excellent frontage on Fox and Manning Roads. The farm has improved drainage and waterways, good fertility, and ready to farm. Includes a 1.0 acre CRP waterway.

TRACT 2: 9[±] ACRES featuring a highly improved Farmstead with an attractive combination of open land, woodland, and a farm pond. Improvements include:

- **HOUSE:** Vinyl-sided 10-room home with 3 bedrooms and 1 bathroom, enclosed side porch. The home has vinyl windows, and LP furnace with central air and a 100 amp electric service.
- **SHOP:** 50'x80'x14' heated (LP Furnace) shop with concrete floor. The shop has a ½ bath and water heater. Several overhead doors.
- **TOOL SHED:** 40'x64' pole barn with concrete floor. Insulated with heat. There is also a 20'x64' gravel lean-to off this barn with a gravel floor.
- **LIVESTOCK BARN:** Older wood framed barn 40'x72' with partial concrete floor.

Farmsteads with this type of improvements are hard to find. Plan now to utilize the inspection days to come and explore.

TRACT 3: 31[±] ACRES nearly all cropland with frontage on Manning Road. The tract is in excellent shape with quality Crosby and Strawn soils. Examine the possibility of this land for an estate-sized country building site.

TRACT 4: 5[±] ACRES. Potential building site. Currently in crop production. Consider combining with Tract 3. Frontage on Manning Road.

ATTENTION: Crop Farmers – Investors – Rural Home Buyers.
Come examine the **OPPORTUNITY** this Farm and Improvements has to offer.



Inspection Dates:

11 AM - 12 Noon

Wednesday, October 28th

Wednesday, November 4th

Wednesday, November 11th

Meet Agent at Tract 2



OWNER: Crossley Investments LLC
(Tim and Lisa Crossley)

FOR INFORMATION CALL SALES MANAGER:

Andy Walther • 765-969-0401 (cell),
andy@schraderauction.com

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AUCTION TERMS & PROCEDURES

PROCEDURES: The property will be offered in 4 individual tracts, any combination of tracts, or as a total 80[±] 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 Warranty Deed.

CLOSING: The targeted closing date will be on or before December 22, 2026. With a written notice to Buyer(s) on or before December 15, Seller has the right to push closing to the calendar year 2027 closing on or before January 7, 2027. The

balance of the real estate purchase price is due at closing.

POSSESSION: To be delivered on or before January 15, 2027.
REAL ESTATE TAXES: Seller to pay 2026 taxes payable 2027 by giving the buyer(s) a credit at closing or by paying the Wayne County Treasurer directly if the tax bills have been finalized.

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.

FSA INFORMATION: See Agent.

GOVERNMENT CONSERVATION RESERVE PROGRAM CONTRACTS: There is a CRP waterway contract totaling 3.18 acres located on Tract 1.

ZONING: The farm is Zoned A-1 Agricultural.

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 the person's credentials, fitness, etc. All decision 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.

 **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.