

AUCTION TERMS & PROCEDURES

PROCEDURES: The property will be offered in 6 individual tracts, any combination of tracts, or as a total 243 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.

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; 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 Personal Representative Deed.

CLOSING: The balance of the real estate purchase price is due at closing, which will take place within 15 days of presentation of title policy est. by December 1, 2016.

POSSESSION: At closing. Subject to removal of crops. Buyer to receive 2017 crop rights.

REAL ESTATE TAXES: Seller to pay taxes assessed 2016 payable 2016/2017 as credit to Buyer at closing for amount payable. Taxes estimated at \$10,931.86 for all tracts.

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.

FS INFORMATION: Farm #3653, Tract #855. Total 199.5 acres cropland. Corn base of 79.43 acres with yield of 155 Bu. Soybean base of 80.27 acres with yield of 53 Bu.

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 and timber 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 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.



Wayne Co., IN
243[±]
Acres



950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 • 800-451-2709

CENTERVILLE OFFICE:
300 N. Morton Ave.
Centerville, IN 47330



Auction Manager:
Steve Slonaker, 765-855-2045
#AC63001504, #AU19300120

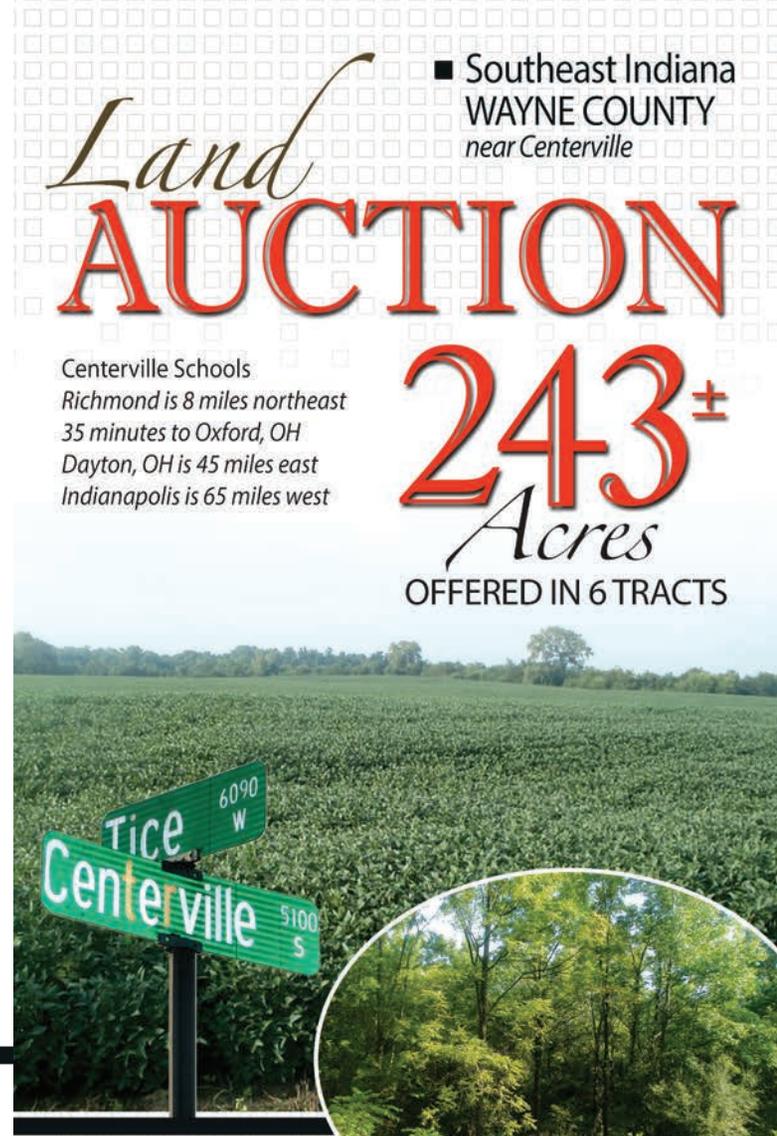


OCTOBER 2016						
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	26	27	28	29	30	31

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■ Southeast Indiana
WAYNE COUNTY
near Centerville

Land
AUCTION

Centerville Schools
Richmond is 8 miles northeast
35 minutes to Oxford, OH
Dayton, OH is 45 miles east
Indianapolis is 65 miles west

243[±]
Acres
OFFERED IN 6 TRACTS

- Good Cropland Tracts
- Nice Wooded/Hobby Tracts
- Tract Sizes and Type for Everyone

Monday, October 17 • 6 PM

Auction held at the Goley Community Center, Cambridge City, IN

ONLINE BIDDING AVAILABLE





TRACT 1

Centerville Schools
 Richmond is 8 mi. NE, 35 min. to Oxford, OH
 Dayton, OH is 45 mi. east
 Indianapolis is 65 mi. west

Land
AUCTION
 Monday, October 17
 6:00 PM

243[±] Acres



AUCTION SITE:

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

PROPERTY LOCATION:

5266 Centerville Rd., Centerville, IN (residence not being sold). Located 4 mi. south of Centerville or 2 mi. north of Abington, Exit I-70 at Centerville Rd. and proceed 7 mi. south on the west side of the road. Sec. 17 & 18, Twp. 15N, R14E.

TRACT DESCRIPTIONS: *All acreages are approximate.*

TRACT 1: 70[±] acres all cropland. Mostly Crosby soils all in one field. About 2,250' of frontage on Tice Rd. and 1,295' of frontage on Merkamp Rd. Nice tract to operate and/or investment.

TRACT 4: 15[±] acres with est. 8 acres cropland and 7 acres woodland. About 470' of frontage on Tice Rd. right off Centerville Rd. Here is your place in the country.

TRACT 2: 9[±] acres of woodland. Stream and great for family recreation. About 585' of frontage.

TRACT 5: 30[±] acres with est. 28 acres cropland. About 1,015' of frontage on Centerville Rd. and 635'± of frontage on Tice Rd. Build your hobby farm here on Tice Rd. or add to Tracts 4 or 6.

TRACT 3: 87[±] acres with est. 82 acres cropland. One field about 2,700' of frontage on Smoker Rd. and about 805' on Merkamp Rd. Celina and Crosby soils. Buy separately or with Tract 1 for one nice field. Great investment of clean cropland.

TRACT 6: 32[±] acres with about 16 acres woodland and 6 acres cropland. Lane to old farmstead that can be your secluded place just off Centerville Rd. Electric to farmstead, but needs lots of work. Nice stand of young walnut trees to manage and pond site.



OWNER: NORMA TOSCHLOG ESTATE
 Carla Sue Chaney, Personal Representative; Ed Martin, Attorney

SCHRADER
 Real Estate and Auction Company, Inc.
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FOR INFORMATION CALL: Sales Manager:
 Steve Slonaker: 877-747-0212 or 765-855-2045

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. For information, call Schrader Auction Company.