

CENTERVILLE, IN
WAYNE CO, CENTER TWP

IMPORTANT LAND AUCTION



80± acres
offered in 4 Tracts
Tracts from 3± to 30± acres

Monday, November 26 at 6pm

Held at the Wayne County Fairgrounds (Kuhlman Youth Center), Richmond, IN • online bidding available

All Tracts are within Centerville City Limits
Within 1 mile of Richmond Industrial Park
High Quality Cropland - 2019 Crop Rights to Buyer
City Water, Sewer and Gas Nearby
15± acres enrolled in the Classified Forest Program
1/4 Mile South of I-70 Interchange
1800's Federal Style Brick Home
Examine the Potential of Future Development

SCHRADER Real Estate and Auction Company, Inc. **800.451.2709 • SchraderAuction.com**

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SchraderAuction.com
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 Kevin Jordan at Schrader Auction Co. - 800.451.2709.

NOVEMBER						
Sun	MON	Tue	Wed	Thu	Fri	Sat
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	

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**6pm • Monday
November 26**

held at the Wayne County Fairgrounds (Kuhlman Youth Center), 861 N Salisbury Rd, Richmond, IN

PROPERTY LOCATION: 1619 N. Centerville Road, Centerville, IN 47330. **Section 8 of Center Twp., Wayne County.** From US 40 and stoplight in Centerville, travel north 2 miles to the farm on the southeast corner of N. Centerville Road and Gaar Jackson Road. Located ¼ mile south of the I-70 interchange at Exit 145.

 **ONLINE BIDDING AVAILABLE**



(All Acreages are Approximate)

TRACT 1: 30± acres located at the corner of Centerville Road and Gaar Jackson Road. Nearly all tillable less road right-of way and drainage ditch. Great location with city water and sewer along Centerville Road. Quality Westland and Sleeth soils. Examine all the potential this location has to offer. Features two points of frontage on Centerville Road.

TRACT 2: 3± acres with 2-story 1800's brick home. Home has C/A, newer roof, and gas heat. Great setting close to town. The property includes a 2.5 car garage and additional barn. House is currently serviced by a private well and septic system, but will be required to connect to public utilities at the change of ownership (unless a variance is granted). This tract sells subject to a **residential lease that will terminate 6/30/2019**. Access via an ingress and egress easement across the existing driveway.

TRACT 3: 20± acres nearly all tillable with frontage on Gaar Jackson Road. Consider combining this with Tract 1 to have 50± tillable acres.

TRACT 4: 27± acres combining tillable land with mature woods. This tract has an established stone driveway and shelter house with open recreation area. Tract has 15± acres entered into the Indiana Classified Forest Program. Tremendous opportunity for outdoor recreation along with quality crop production.

OWNER: Trustees of the Centerville Christian Church



This FARM presents quality soils in a GREAT LOCATION. Examine the potential of agricultural income and future development potential.



INSPECTION DATES

Mon, November 5 • 10 - 11 am

Wed, November 14 • 10 - 11 am

Meet a Schrader Rep on Tract 2.



Code	Soil Description	Acres	Percent of field	Corn	Pasture	Soybeans	Winter wheat	Grass legume hay
Sk	Sleeth silt loam	50.61	62.6%	140	10	45	63	5
We	Westland silty clay loam, 0 to 2 percent slopes	25.19	31.1%	174	12	49	69	6
EoB2	Eldean loam, 2 to 6 percent slopes, eroded	2.70	3.3%	106	6	36	46	4
Oca	Ockley silt loam, 0 to 2 percent slopes	2.37	2.9%	106	7	38	43	4
Weighted Average				148.5	10.4	45.7	63.7	5.2

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.

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: The Seller will provide a Preliminary Title Opinion for the review of the prospective buyer(s). At closing, the Seller will provide a Title insurance policy in the amount of the purchase price. All tracts sold "As-Is".

DEED: Seller(s) shall provide a Trustee's Deed.

CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before **January 4, 2019**.

POSSESSION: Possession on all tracts will be delivered at closing subject to a Residential lease on the home and improvements on Tract 2. All lease payments will be prorated to the day of closing. Buyer to receive **2019 CROP RIGHTS!**

REAL ESTATE TAXES / ASSESSMENTS: Seller will pay 2018 taxes due and payable in 2019 by giving the Buyer a credit 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. If a survey is needed, Buyer(s) and Seller will share survey expense 50:50. If the property sells in its entirety, no new survey will be completed.

EASEMENTS & LEASES: Sale of the property is subject to any and all easements of record. Contains a residential lease expiring on 6/30/2019 for the house and buildings.

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 decisions of the Auctioneer are final.

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