

230⁺ Acres IN 5 TRACTS

JANUARY	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		

SALE MANAGERS: Steve Slonaker
877-747-0212 • 765-855-2045
Mark Smithson • 765-744-1846
AC63001504, AU19300120, AU10100108

Centerville Office:
PO Box 202, Centerville, IN 47330
877-747-0212 • SchraderAuction.com
Corporate Headquarters:
905 Liberty Drive, Columbia City, IN 46725

Wednesday, January 30 • 6pm

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LAND Auction

South of Centerville • Wayne Co, IN



Wednesday, January 30 • 6pm

230⁺ Acres IN 5 TRACTS



- Attractive Cropland Tracts
- Fenced Cattle Tract(s) w/
House & Barn

LAND Auction

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ONLINE BIDDING AVAILABLE



LAND Auction | 230± Acres

WAYNE COUNTY, IN | IN 5 TRACTS

Wednesday, January 30 • 6pm | South of Centerville, IN

• Frontage on 2 Good Roads • Tract Sizes for All Types of Buyers • Combine Tracts 1, 2 & 4 for 143± Acres All Cropland & Good Ease of Operation • Tracts 3 & 5 Could be Mostly Fenced Cattle Operation w/ House & Barn (87± Acres) • Just South of Centerville w/ Centerville Schools • Drainage Outlets Available

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

PROPERTY LOCATION: 4 miles south of Centerville at 4415 Centerville Rd • From Hwy 40 and Centerville Rd (Morton St.) stoplight, south to corner of Centerville Rd and Lead Line Rd on the left.

Inspection Dates • Meet agents on Tract 3:
Saturday, January 12 • 9-11AM | Saturday, January 19 • 9-11AM

Tract Descriptions

All acreages are approximate. (Sec. 8 Twp. 13N R 13E)

TRACT 1: 35± ACRES all cropland. At the corner of Centerville Rd and Lead Line. Treaty and Crosby soils. Ready to produce w/ great location.

TRACT 2: 50± ACRES all cropland. About ¾ is currently in grass hay. All good usable frontage. Crosby soils. Buy w/ Tract 1 for one field & nice investment tract.

TRACT 3: 50± ACRES w/ about 29± acres cropland. Two story 1,651 sq. ft. farmhouse w/ newer roof, vinyl siding, newer windows and furnace. Beam barn 48' x 52' with loft. Approx. 5,500 bu. bin w/ stirator. A lot of newer fence and nice lots. About 12 acres wooded with fencing. Great part time fenced tract for livestock operators.

TRACT 4: 58± ACRES all cropland with plenty of frontage on Centerville Rd. Drainage easements will be included to Tracts 3 and 5. Newer shaped waterways. Crosby soils.

TRACT 5: 37± ACRES (swing tract), offered only in combination or to adjoining owner(s). 30± acres cropland. Usable fence on 3 sides w/ water year round. Perfect to add to Tract 3 for nice a cattle operation.

OWNERS: Linda Rowe, Michael Baumer, Lisa Davidson, Patricia Watko, Cathy Alexander



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.

FOR MORE INFO CALL SALE MANAGERS: Steve Slonaker • 877-747-0212 or 765-969-1697 (cell) | Mark Smithson • 765-744-1846 (cell)

AUCTION TERMS & PROCEDURES:

PROCEDURES: The property will be offered in 5 individual tracts, any combination of tracts, or as a total 230± 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. Tract 5 will be offered to adjoining owner with access or in combination only.

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 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, 2019 crop rights to be conveyed.

REAL ESTATE TAXES: Seller to pay 2018 taxes payable 2019 to be credited to Buyer(s) at closing. Taxes estimated at \$8,847.16 or \$38.47/acre.

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 except Tract 3 or combination(s) with Tract 3.

FSA INFORMATION: Farm #2289, Tract #1246. Total 204 acres cropland.

EASEMENTS: Tracts 3 & 5 will be offered with drainage easements through Tract 4. 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 to 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.**

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