

Auction Terms & Procedures

PROCEDURES: The property will be offered in 3 individual tracts, any combination of tracts, or as a total 60± 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: 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 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.

REAL ESTATE TAXES: Seller to pay 2023 taxes payable 2024 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. 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.

FSA INFORMATION: See Agent.

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 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.

SCHRADER

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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 Schrader Auction Company.

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Land AUCTION

WAYNE COUNTY, IN

Wednesday, April 10 at 6pm *Online Bidding Available*

**60±
acres**
OFFERED IN 3 TRACTS

Land AUCTION

*Online
Bidding
Available*

Wednesday, April 10 at 6pm *held at Golay Community Center, Cambridge City*

WAYNE COUNTY, IN
West of Cambridge City

4 Miles West of Cambridge City, IN
(Adjacent to the Town of Dublin)

2024 Crop Rights to Buyer

Frontage on (3) Roads
(Hunnicut, Golay, & Foundry Roads)

Quality Soil Mix of Crosby & Losantville Loams

Nearly all FSA Cropland
(Less Road Right-of-Way)

Hard-to-Find Smaller Tracts

Potential Country Building Sites

**60±
acres**
OFFERED IN 3 TRACTS



**MULTI-TRACT
AUCTIONS**

Land AUCTION

Online Bidding Available

Wednesday, April 10 at 6pm held at Golley Community Center, Cambridge City.

60± acres

OFFERED IN 3 TRACTS



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AUCTION SITE: Golley Community Center, 1007 E Main St, Cambridge City. Located at the intersection of US 40 and St Rd 1 on the northwest corner.

PROPERTY LOCATION: From US 40 in Dublin, turn south on Foundry Rd. Travel ½ mile south to Hunnicut Rd, then right. Continue to the west boundary of the farm with frontage on Golley Rd. (For GPS, near 1955 Golley Rd, Cambridge City, IN 47327)



Inspection Dates | Tuesday, March 19 & April 2 from 10:00 - 11:00am



All acreages are approximate. (Section 29, Jackson Township)

TRACT 1: 29± acres nearly all tillable. Frontage on Hunnicut Rd & Golley Rd. Nearly level cropland with 15± acres of growing wheat. Great place to build your mini-farm.

TRACT 2: 25.5± acres nearly all cropland. Frontage on Foundry Rd. Consider combining this tract with Tract 1 and/or Tract 3. Tracts of this size are hard-to-find in the marketplace. Come bid your price.

TRACT 3: 5.5± acres nearly all cropland with 40' owned access strip to Foundry Rd.

OWNER: Charles & Lori Gollither



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