

East Central Indiana • Just North of Richmond

HIGH QUALITY LAND AUCTION

220[±] acres

*Williamsburg, Indiana
Wayne County*

Corporate Headquarters:

950 N Liberty Dr, PO Box 508, Columbia City, IN 46725

Wednesday, August 21 at 6pm

Held at Wayne County Fairgrounds, First Bank Kuhlman Center






Su	M	Tu	W	Th	F	Sa
				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



Offered in 5 Tracts or Combinations

SALE MANAGER: Steve Slonaker • Cell: 765.969.1697 #AU19300120

& Andy Walther • Cell: 765.969.0401 #AU19400167
#AC63001504

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*Williamsburg, Indiana
Wayne County*



Tract 2

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*Williamsburg, Indiana
Wayne County*



Tract 3

- Excellent Soils • Nice Farm Home, Barns & Grain Storage
- Tile Maps Available • Large Fields Ready to Farm
- 2025 Crop Rights Conveyed • 202[±] USDA Cropland Acres
- Between Richmond, Fountain City & Williamsburg
- Good Frontage on Helm & Palmer Rd

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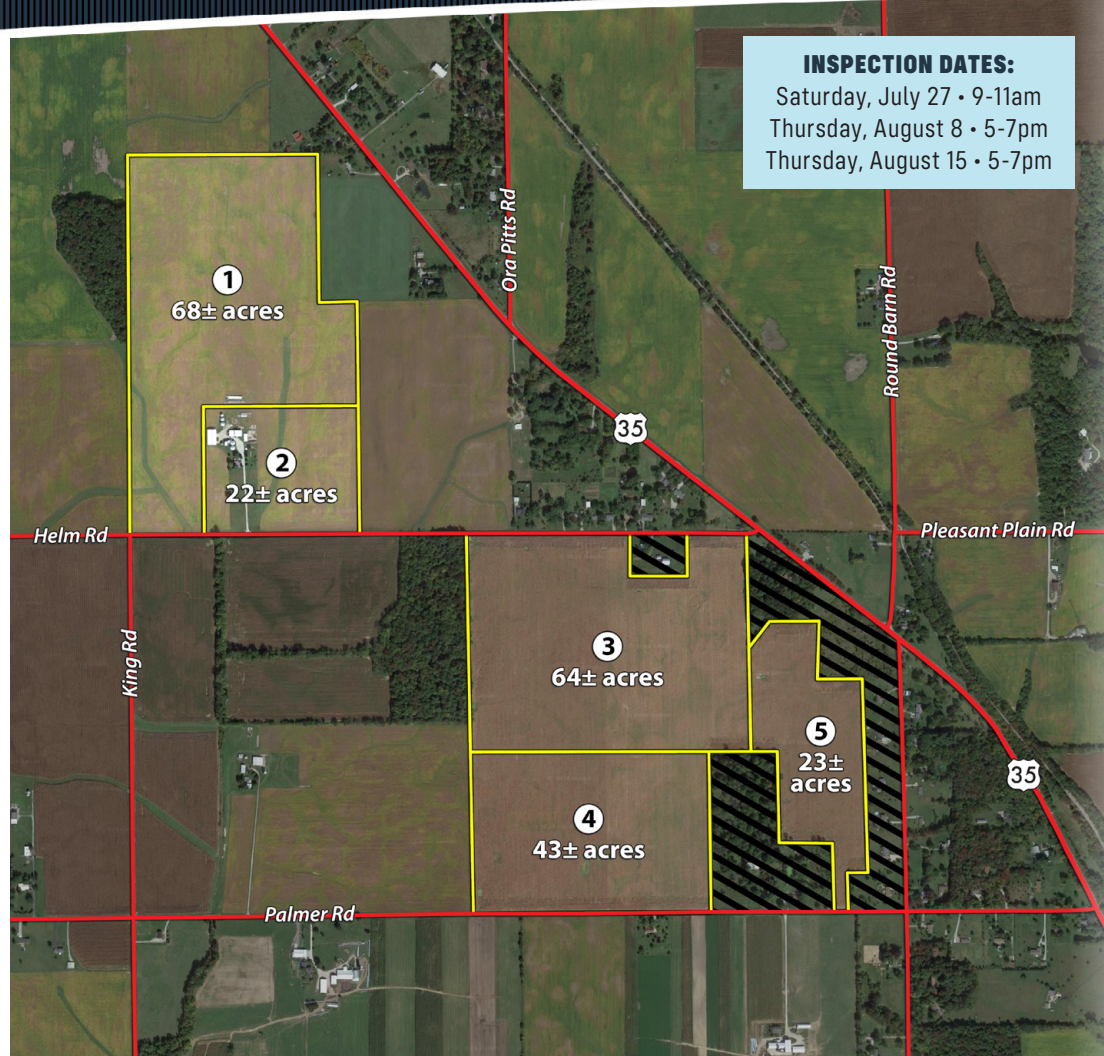


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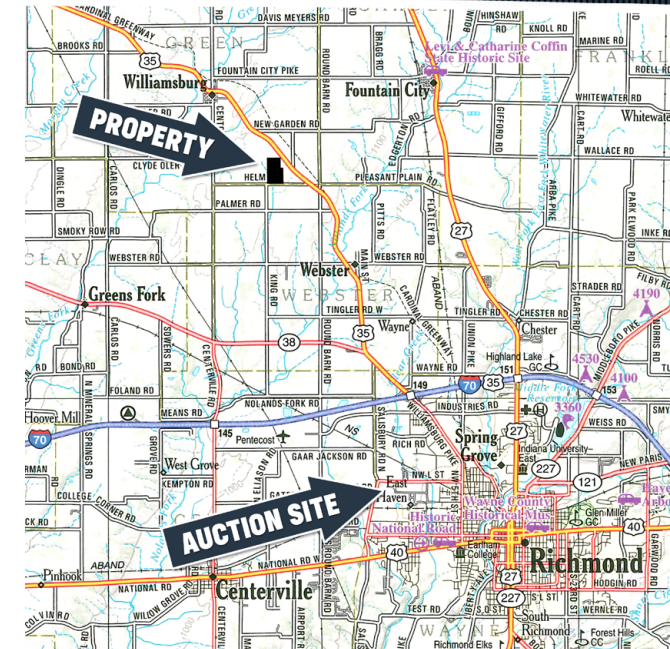
HIGH QUALITY LAND AUCTION

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Wednesday, August 21 at 6pm
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INSPECTION DATES:
 Saturday, July 27 • 9-11am
 Thursday, August 8 • 5-7pm
 Thursday, August 15 • 5-7pm



AUCTION SITE: Wayne County Fairgrounds, First Bank Kuhlman Center, 861 N Salisbury Rd, Richmond, IN 47374 • Exit I-70 & Hwy 35 on Tom Raper Way, then south to NW 5th St, then west to Salisbury Rd, then left.
PROPERTY LOCATION: 5160 Helm Rd, Williamsburg, IN 47393 • From Richmond at I-70 north on Hwy 35 about 4.5 miles to Helm Rd, then west to farm on both sides of the road.

TRACT DESCRIPTIONS - ALL ACREAGES ARE APPROXIMATE GREEN & WEBSTER TOWNSHIP (SEC. 9 & 16 TWP. 17N R 14E)

TRACT 1 - 68± ACRES all cropland. Great Crosby & Treaty soils. Improved drainage & 2 waterways. Frontage on Helm Rd.
TRACT 2 - 22± ACRES nice farmstead with 2,504 sq. ft. brick home, 4 bedrooms & finished basement, good 60'x108' pole barn with all concrete floor. Beam barn & 6 bins with 50,000+ bu total grain storage. About 10± acres cropland. Nice setting back lane.
TRACT 3 - 64± ACRES all cropland on south side of Helm Rd. Top Treaty & Crosby soils. Just off Hwy 35. Improved drainage.
TRACT 4 - 43± ACRES all cropland with top soils & improved drainage. Buy with Tract 3 as all in one field. Frontage on Palmer Rd.
TRACT 5 - 23± ACRES all cropland with frontage on Palmer Rd. Crosby soils. Buy Tracts 3 through 5 for total 129± acres. Nice farms here in good area.



TERMS & CONDITIONS:
PROCEDURES: The property will be offered in 5 individual tracts, any combination of tracts, or as a total 220± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may be accepted.
DOWN PAYMENT: Real Estate 10% down payment on the day of the auction w/ 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 & 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 Trustee Deed.
CLOSING: The targeted closing date will be October 4, 2024. The balance of the real estate purchase price is due at closing.
POSSESSION: At closing. Subject to 2024 crop removal. 2025 crop rights to be conveyed. Seller to retain rents.
REAL ESTATE TAXES: Seller to pay 2024 taxes payable 2025 to be credited to Buyer(s) at closing. Taxes estimated at \$38/crop acre.
ACREAGE: All boundaries are approximate & 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) & 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 & surveyed acreage's. Except Tract 2 or combination (with Tract 2).
FSA INFORMATION: See Agent.
EASEMENTS: Sale of the property is subject to any & all easements of record.
MINERAL RIGHTS: The sale shall include 100% of the mineral rights owned by the Seller.
AGENCY: Schrader Real Estate & Auction Company, Inc. & its representatives are exclusive agents of the seller.
DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to the Terms & Conditions outlined in the Purchase Agreement. The property is being sold on "AS IS, WHERE IS" basis, & 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, & 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Sellers & 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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OWNER: Howard & Edna Turner Joint Revocable Trust

SALE MANAGERS: Steve Slonaker • Cell: 765.969.1697 & Andy Walther • Cell: 765.969.0401

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.