Cambridge City • Wayne County

Offered in 8 Tracts

Tuesday, October 29th at 6PM







- 235± FSA TILLABLE ACRES
- ATTRACTIVE FARMSTEAD w/BARNS
- **LOCATED IN TOP FARM AREA**
- **WOODLAND TIMBER VALUE**
- RECREATIONAL LAND POTENTIAL BUILDING SITE
- 40 MINUTES TO INDIANAPOLIS









SKUIL HS WAR And An Company from Annual local

■ 40 MINUTES TO INDIANAPOLIS

POTENTIAL BUILDING SITE

■ WOODLAND - TIMBER VALUE ■ LOCATED IN TOP FARM AREA

■ 232± FSA TILLABLE ACRES

■ ATTRACTIVE FARMSTEAD w/BARNS

Cambridge City • Wayne County

■ RECREATIONAL LAND -









andy@schraderauction.com 1-877-747-0212 1070-696-997 Andy Walther **AUCTION MANAGER:** Centerville, IN 47330

300 N. Morton Avenue

AC63001504

70

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

Real Estate and Auction Company, Inc.

On containing a purease agreement at the auction. All final bid prices are subject to the ACREACE: All boundaries are approximate to the contained in the auction. All final bid prices are not to a purease agreement at the auction. All final bid prices are subject to the ACREACE: All boundaries are approximate and have been estimated following the close of the auction. All final bid prices are subject to the ACREACE: All boundaries are approximate and have been estimated in the formation of the

18 08 **67** 87

SUN MON TUE WED THU FRI

OCLOBER 2013

SI tl

8 L

71 72 73 74 72 79

91

Ζl

71 | 11 | 01

made in the form of cash, cashier's check, personal check or corporate POSSESSION: Possession will be delivered at closing subject to 201 auction with the balance in cash at closing. The down payment may be projected to be on or before December 5th, 2013. DOWNPAYMENT: Real Estate 10% down payment on the day of the which will take place within 15 days of presentation of marketable title

DEED: Seller shall provide a Warranty Deed(s). combination of tracts, or as a total 317± acre unit. There will be open

CLOSING: The balance of the real estate purchase price is due at closing

EVIDENCE OF TITLE: The Seller will provide Title Insurance at closing SURVEY: A new survey will be made where there is no existing legal or representation, either express or implied, concerning the property

dosting processial bidder(s) will be required the year 2014 pay 2015. Seller will pay all taxes due and processments for 2013 pay 2014. Seller will pay all taxes due and all to the year 2014 pay 2015. Seller will pay all taxes due and processments for 2013 pay 2014. Seller will pay all taxes due and processments for 2015 pay 2014. Seller will pay all taxes due and processments for 2015 pay 2014. Seller will pay all taxes due and processments for 2015 pay 2014. Seller will pay all taxes due and processments for 2015 pay 2014. Seller will pay all taxes due and processments for 2015 pay 2014. Seller will pay all taxes due and processment for 2015 pay 2014. Seller will pay all taxes due and processment for 2015 pay 2014. Seller will pay all taxes due and processment for 2015 pay 2014. Seller will pay all taxes due and processment for 2015 pay 2014. Seller will pay all taxes due and processment for 2015 pay 2014. Seller will pay all taxes due and processment for 2015 pay 2014. Seller will pay all taxes due and processment for 2015 pay 2014. Seller will pay all taxes due and processment for 2015 pay 2014. Seller will pay all taxes due and processment for 2015 pay 2014. Seller will pay all taxes due and processment for 2015 pay 2014. Seller will pay all taxes due and processment for 2014 pay 2015. Seller will pay all taxes due and processment for 2014 pay 2014. Seller will pay all taxes due and processment for 2014 pay 2014. Seller will pay all taxes due and processment for 2014 pay 2014. Seller will pay all taxes due and pay 2014. Seller will pay all taxes due and pay 2014. Seller will pay all taxes due and pay 2014. Seller will pay 2014 pay 2014

Mag is diff leadoiso grabsen I

MINERAL RICHTS: The sale shall include 100% of the mineral rights auction and increments of bidding are at the direction and discretion

expense 50.50. If the property sells in its entirety, no new survey will investigations, inquiries, and due diligence concerning the property. The this auction. If a survey is needed, Buyer(s) and Seller will share survey is responsible for conducting his or her own independent inspections, PROCEDURES. The property will be offered in 8 individual tracts, any and a preliminary title commitment for the review of the prospective describition or where new boundaries are created by the tract divisions in is made by the seller or the auction company. Each potential bidder

Check Your bidding is not conditional upon financing, so be sure you tenants farming rights. Buyet to assume the tax

AGENCY: Schradet Real Estate and Auction Company, Inc. and its precide any geron from bidding if there is any questions as in questions as the presons. is assumed by the Sellers or the Auction Company. Conduct of the EASEMENTS & LEASES: Sale of the property is subject to any and all parties relying on it. No liability for its accuracy, errors or omission

## 

Cambridge City • Wayne County

STORIT 8 ni benetito

# E Acres AUGIION.

Cambridge City Wayne County

Offered in 8 Tracts (ranging from 8-83 Acres)

TRACT 2

TRACT 4

### ■ 235± FSA TILLABLE ACRES

- ATTRACTIVE FARMSTEAD w/BARNS
- LOCATED IN TOP FARM AREA
- WOODLAND TIMBER VALUE
- RECREATIONAL LAND POTENTIAL BUILDING SITE
- 40 MINUTES TO INDIANAPOLIS

### **INSPECTION TIMES:**

Friday October 4th, 3-5 PM Saturday October 12th, 2-4 PM Thursday October 17th, 3-5 PM Day of the Auction, 3-4 PM

### Tuesday, October 29th at 6PM

TRACT 1 76 acres

The RIGGS FARM represents a great mix of tillable, wooded and enjoyable land! Located minutes off of I-70, come examine all of the possibilities!

### PROPERTY LOCATION:

TRACTS 1-5: 687 Jacksonburg Rd. Cambridge City, IN 47327. From I-70 take EXIT 137 (IN State Road 1) to Frontage Road just south of I-70. Travel east on Frontage Rd. 1.5 miles to stop sign (Jacksonburg Rd.) Turn right and travel ½ mile to the farm on both sides of the Road. Section(s) 17 & 18 of Harrison Twnp. Wayne Co.

TRACTS 6-8: From I-70 take EXIT 137 (IN State Road 1) to Frontage Road just south of I-70. Travel east on Frontage Rd. ½ mile to Germanton Rd. Turn right ½ mile to farm on your left. Located in Section 13 of Harrison

AUCTION SITE: The GOLAY COMMUNITY CENTER located at 1007 E. Main St. (US 40) Cambridge City, IN. Located at the corner of IN SR 1 and US 40.

### TRACT DESCRIPTIONS: (All Acreages are Approximates) **FARM 1 - 186 ACRES**

TRACT 1: 76± ACRES nearly all tillable w/ 925' frontage on Jacksonburg Rd. Quality tract with Sleeth, Westland and Ockley soils. Great investment opportunity.

TRACT 2: 25± ACRES w/improvements. Attractive vintage farmstead. Two-story, 3 BR, 1 BA home with two more possible bedrooms upstairs. Exterior is vinyl and brick with some replacement windows and standing seam roof. There is a full basement and the home is heated by fuel oil. Outbuildings include a large bank barn with lean-to, a block garage with 3-overhead doors and additional support buildings. 14± acres of tillable land and the balance in pasture, barnyard and homesite. 500'± of frontage on Jacksonburg Rd. Western-Wayne Schools.

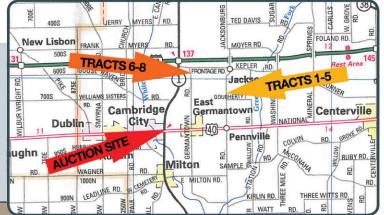
TRACT 3: 39± ACRES nearly all tillable cropland with 1050'± of frontage.

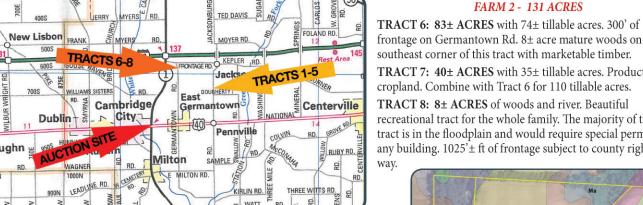
TRACT 4: 11± ACRES of mature woods. Nice mix of hardwoods including ash, hickory, and walnut. Potential building site with 380'± of road frontage. Come examine all of the possibilities here.

TRACT 5: 35± ACRES of mature woods with marketable timber value. 40' of frontage on Jacksonburg Rd. Opportunity for the Hunter/outdoorsman or potential secluded estate building site.

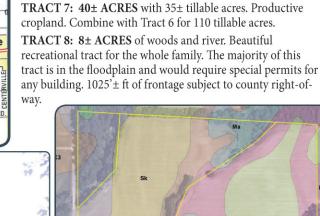
### CONSIDER COMBINING TRACTS 2-5 FOR 110 ACRE FARM UNIT











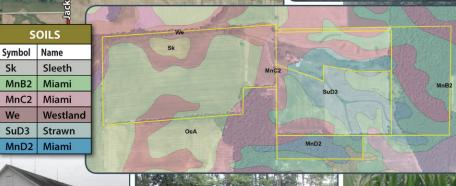
FARM 2 - 131 ACRES



	SOILS	
1	Symbol	Name
	Sk	Sleeth
	ExC3	Eldean
	Ma	Mahalasville
	OcA	Ockley
	OcB2	Ockley
ш		

TRACT 8

8 acres



TRACT 5





1-800-747-0212 www.SchraderAuction.com

