

317⁺ Acres Land AUCTION

Cambridge City
Wayne County

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

Tuesday, October 29th at 6PM

- 235± FSA TILLABLE ACRES
- ATTRACTIVE FARMSTEAD w/BARNES
- 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

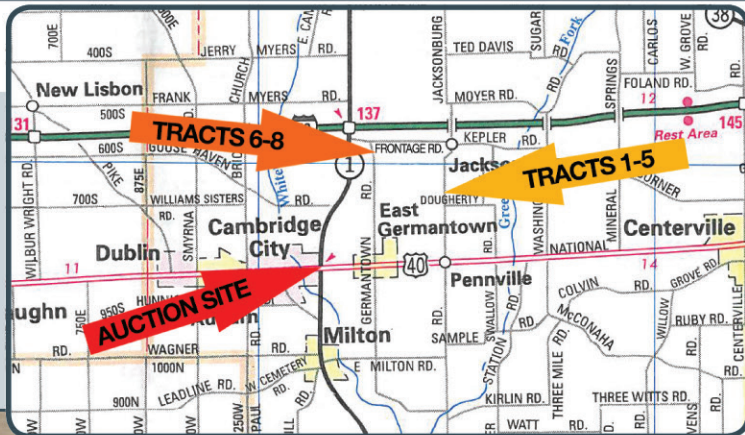
The RIGGS FARM represents a great mix of tillable, wooded and enjoyable land!
 Located minutes off of I-70, come examine all of the possibilities!

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 Germantown Rd. Turn right ½ mile to farm on your left. Located in Section 13 of Harrison Twnp.

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.

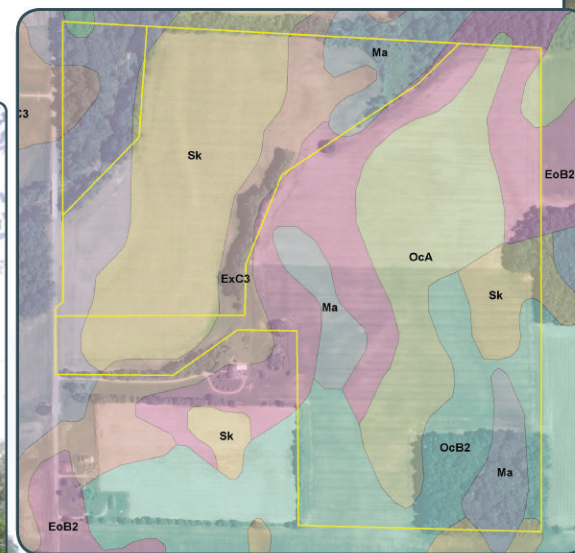
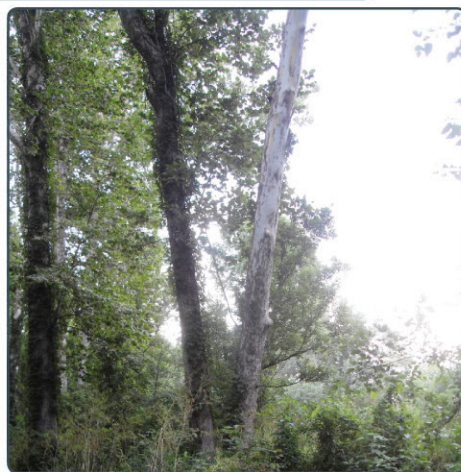
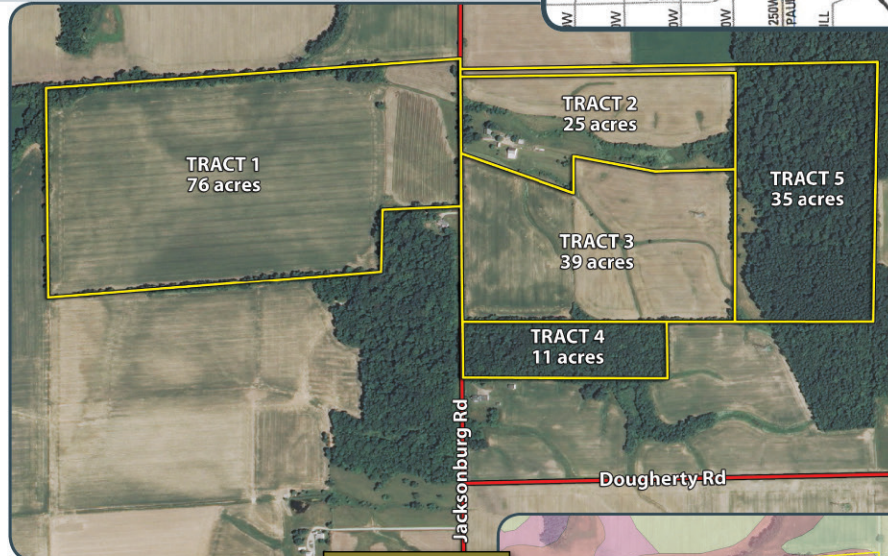
TRACT 2: 25± ACRES w/improvements. Attractive vintage farmstead. Two-story, 3 BR, 1 BA home with two more possible bedrooms upstairs. Exterior is vinyl and brick with some replacement windows and standing seam roof. There is a full basement and the home is heated by fuel oil. Outbuildings include a large 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.

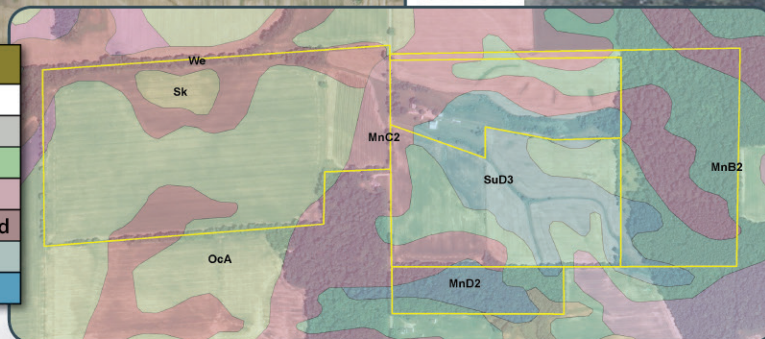
TRACT 5: 35± ACRES of mature woods with marketable timber value. 40' of frontage on Jacksonburg Rd. Opportunity for the Hunter/outdoorsman or potential secluded estate building site.

CONSIDER COMBINING TRACTS 2-5 FOR 110 ACRE FARM UNIT



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

SOILS	
Symbol	Name
Sk	Sleeth
MnB2	Miami
MnC2	Miami
We	Westland
SuD3	Strawn
MnD2	Miami



FARM 2 - 131 ACRES

TRACT 6: 83± ACRES with 74± tillable acres. 300' of frontage on Germantown Rd. 8± acre mature woods on southeast corner of this tract with marketable timber.

TRACT 7: 40± ACRES with 35± tillable acres. Productive cropland. Combine with Tract 6 for 110 tillable acres.

TRACT 8: 8± ACRES of woods and river. Beautiful recreational tract for the whole family. The majority of this tract is in the floodplain and would require special permits for any building. 1025'± ft of frontage subject to county right-of-way.



OWNER: Firman Riggs Farm owned by Max Riggs, Joseph Riggs, James Riggs & Rebecca Selkirk

AUCTION MANAGER: Andy Walther • 765-969-0401 • andy@schraderauction.com

1-800-747-0212

www.SchraderAuction.com

